

Planning Committee (South)
18 JULY 2023

Present: Councillors: Len Ellis-Brown (Chairman), Joanne Knowles (Vice-Chairman), Sam Bateman, Mark Baynham, Emma Beard, Jon Campbell, Philip Circus, Paul Clarke, Mike Croker, Malcolm Eastwood, Victoria Finnegan, Claudia Fisher, Joan Grech, Lynn Lambert, Alan Manton, Nicholas Marks, John Milne, Roger Noel, John Trollope and Peter van der Borgh

Apologies: Councillors: Joy Dennis and Josh Potts

PCS/11 **MINUTES**

The minutes of the meeting held on 20 June were approved as a correct record and signed by the Chairman.

PCS/12 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCS/13 **ANNOUNCEMENTS**

There were no announcements.

PCS/14 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated were noted.

PCS/15 **SDNP/22/00287/HOUS ST MARYS GATE, THE STREET, WASHINGTON**

The Head of Development & Building Control reported that this application sought permission for the erection of a detached garage within the curtilage of a residential dwelling located within the Washington Conservation Area and within the setting of nearby listed buildings.

During the application process, the design of the detached garage had been revised and location moved further west within the plot to minimise the impact on a nearby tree area.

The application site is located on the northern side of The Street, Washington within Washington Conservation Area and adjacent to a listed building. Further listed buildings are adjacent to the east and west of the site and in the wider

vicinity. The application site is accessed via a shared driveway off Orchard House from The Street.

The Parish Council raised no objection to the amended proposal. 27 representations had been received objecting to the proposal and a further two objections received on the revised scheme.

Members noted the planning history of the application.

Discussion included the proposals windows, pitched and tiled roof, timber cladding and solar panels. Members were keen for the design to be sympathetic to the surrounding Conservation Area and it was noted that the Heritage Officer had felt the design was suitable for the location and would not cause harm to the local amenity.

RESOLVED

That planning application SDNP/22/00287 be approved in accordance with Officer recommendation.

PCS/16 **DC/23/0551 DOWNSFLINT, HIGH STREET, UPPER BEEDING**

The Head of Development & Building Control reported that this application sought permission for the demolition of an existing conservatory and the erection of a single storey rear extension and associated works including a new entrance.

The application also proposes to replace all windows, facia, soffit and rainwater goods. There would be no change to the existing pedestrian and vehicular access to the property.

The site is located to the north side of Upper Beeding High Street within the Upper Beeding Conservation Area. A driveway on the east side of Downsflint leads to a rear garden and garage building and to the rear of the site are the playing fields of Upper Beeding Primary School. Listed buildings are located adjacent to the site on the West and on the opposite south side of the High Street.

The Parish Council raised no objection to the proposal.

Members noted the planning history of the application.

Concerns were raised regarding sympathetic materials being used to match the main building. Policy 8 of the Upper Beeding Neighbourhood Plan required alterations to existing buildings to reflect architecture and character of

surrounding buildings and it was felt that the proposed materials would not be acceptable.

Members were advised that Policy 8 of the Neighbourhood Plan had been taken into consideration and contemporary materials to a rear extension which was not visible would not result in harm to the local character of the building or area. The Heritage Officer had not raised any concerns and it was noted that changing windows from timber to upvc with the same appearance was within permitted development rights.

It was proposed and seconded that if the application be approved, an amendment should be made to Condition 2 to require samples of materials to be submitted and agreed.

RESOLVED

That planning application DC/23/0551 be approved in accordance with officer recommendation subject to the following:

Condition 2 amended to require details and samples of materials including windows to be submitted and agreed.

The meeting closed at 6.07 pm having commenced at 5.30 pm

CHAIRMAN