

**Planning Committee (South)**  
**19 MARCH 2024**

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

Apologies: Councillors: Joy Dennis, Claudia Fisher, John Milne and Josh Potts

PCS/53 **MINUTES**

The minutes of the meeting held on 23 January 2024 were approved as a correct record and signed by the Chairman.

PCS/54 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/23/1631 – Councillor Roger Noel declared an interest as he knew the applicant. He left the room for this item and did not participate in the debate or the vote.

DC/23/1631 – Councillor Len Ellis-Brown declared an interest as he is a neighbour to the applicant. He left the room for this item and did not participate in the debate or the vote. He also advised he is a member of Pulborough Parish Council but does not sit on the planning committee.

DC/23/1631 – Councillor Emma Beard declared an interest as she taught the applicants' children and knew the family. She left the room for this item and did not participate in the debate or the vote.

DC23/23/1631 – Councillor Jon Campbell and Councillor Paul Clarke declared an interest as they are both members of Pulborough Parish Council but do not sit on the planning committee. They took part in the discussion and vote.

PCS/55 **ANNOUNCEMENTS**

There were no announcements.

PCS/56 **APPEALS**

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

PCS/57 **DC/21/2466 GREENDENE, STANE STREET, CODMORE HILL, PULBOROUGH**

The Head of Development and Building Control reported that this application sought outline permission for the demolition of existing buildings and the erection of up to 65 dwellings, of which 35% will be affordable, with associated public open space, landscaping, with all matters reserved except for access.

The application was considered at Planning Committee South in January and was returning to committee to clarify some issues on access, flooding/drainage and the railway crossing.

The application site is located at Greendene, Stane Street, Codmore and the site adjoins the Arun Valley mainline railway line and A29 the public highway.

Since the January Planning Committee South meeting, two additional representations have been received, raising concerns in relation to drainage issues in the locality, and the overloading of sewers resulting in discharge into rivers.

Three speakers spoke in support of the proposal and the Parish Council spoke in objection.

Members acknowledged that previous points raised at the January Committee had been addressed, however concerns were still raised regarding sewage and drainage on the site, suitable and safe pedestrian access and issues relating to the rail crossing.

Members also felt the condition relating to the footbridge should be amended to be delivered prior to the 20th unit being occupied which would be in line with the New Place Farm development.

#### RESOLVED

That the application be approved subject to the following conditions:

- Planning obligation in the legal agreement to state that the new footbridge over the railway line, to be delivered under the New Place Farm development, is to be provided prior to the 20th unit of DC/21/2466.
- Condition 10 to be amended to also include a requirement to submit details of foul water drainage for approval by the LPA prior to development commencing.

PCS/58 **DC/23/1631 PEACOCKS PADDOCK, STALL HOUSE LANE, NORTH HEATH**

The Head of Development and Building Control reported that this application sought the removal of conditions 3 and 4 of the previously approved application

DC/23/0185 relating to lighting and storage of animal waste and variation of condition 2 of DC/23/0185 to allow for fully flexible agricultural use.

The site is an agricultural smallholding sited on the north-western side of Stall House Lane, North Heath, Pulborough.

Eleven letters of representation were received objecting to the proposal. Pulborough Parish Council objected to the application.

Three spoken representations were received in support of the application and three spoken representations were received in objection to the application.

Members gained further information on condition 2 in the report to promote a more flexible agricultural use. It was felt that further conditions should be included to possibly address lighting sensors and timings and a change to wording on condition 2.

#### RESOLVED

To delegate approval to the Head of Development to allow discussion regarding the final wording of the amended conditions as follows:

- Condition 3 (lighting). Discuss whether the lighting installed should include sensors and timers – to be included in wording.
- Condition 2 (use). Can the wording limit the use specifically not to include butchery & slaughtering.
- Above to be done in consultation with Ward members.

#### PCS/59 **DC/21/2802 EBBSWORTH COTTAGE, THE STREET, NUTBOURNE, PULBOROUGH**

The Head of Development and Building Control reported that this application sought retrospective permission for the erection of a two-bed annexe building providing ancillary residential accommodation in place of a previously demolished annexe building.

The site is located to the north of The Street, Nutbourne within a conservation area and is outside of a built-up area boundary.

The application had returned to committee following a deferral at the October Planning Committee to obtain further information. The applicant had provided further information requested which had addressed these issues.

One member of the public spoke in support of the application and one member of the public spoke in objection. The Parish Council objected to the application.

Members acknowledged that further information had been provided since the last committee to address issues raised. Further consideration was given to the

location of the rainwater harvesting storage tank, its capacity and the suitability of the proposed roofing materials.

RESOLVED

That DC/21/2802 be approved in accordance with Officer recommendation, subject to the following amendment to condition 3 to include Local Ward Members.

Pre-commencement Condition: No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Ward Members. The works must not be executed other than in complete accordance with these approved details:

- I. Specification, including elevational drawings of timber frame construction to replicate the form of the demolished historic timber frame.
- II. Samples or specifications of external materials and surface finishes.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

PCS/60 **DC/23/1361 ST CRISPINS CHURCH, CHURCH PLACE, PULBOROUGH**

The Head of Development and Building Control reported that the application sought permission for demolition of existing building and erection of six dwellings with associated access, parking, and landscaping.

The site is an existing church hall sited on the northern side of Church Place, Pulborough. The site is located within the built-up area boundary and is wholly within the Pulborough Conservation Area.

Following consultation 20 letters of objection were received and the Parish Council objected to the application.

Members discussed the timing of the West Sussex Highways traffic survey and the impact the temporary closure of the A29 would have on construction access to the site. Concerns were raised regarding the view from the first-floor windows of the dwellings over neighbours, parking capacity and water neutrality.

It was therefore proposed and seconded to defer the application.

RESOLVED

That application DC/23/1361 be deferred to gain updated West Sussex County Council Highway comments in relation to current access on the site and highway arrangements taking into account the current state of the A29.

*The meeting closed at 8.39 pm having commenced at 5.30 pm*

CHAIRMAN