

Planning Committee (South)
19 DECEMBER 2017

Present: Councillors: Brian O'Connell (Chairman), Paul Clarke (Vice-Chairman), John Blackall, Jonathan Chowen, Philip Circus, David Coldwell, Ray Dawe, Brian Donnelly, David Jenkins, Nigel Jupp, Liz Kitchen, Paul Marshall, Mike Morgan, Kate Rowbottom, Jim Sanson, Ben Staines, Claire Vickers and Michael Willett

Apologies: Councillors: Roger Clarke, Gordon Lindsay and Tim Lloyd

PCS/47 **MINUTES**

The minutes of the previous meeting of the Committee held on 21 November 2017 were approved as a correct record and signed by the Chairman.

PCS/48 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/17/2117 - Councillor Jonathan Chowen declared a personal interest.

DC/17/1499 - Councillor Nigel Jupp declared a personal interest.

PCS/49 **ANNOUNCEMENTS**

There were no announcements.

PCS/50 **APPEALS**

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

PCS/51 **DC/17/1000 - BLAKERS YARD, WORTHING ROAD, DIAL POST**

The Head of Development reported that this application sought Outline Planning Permission for site clearance and subsequent erection of 12 residential units and 250m² of flexible commercial floor space.

The site was comprised of previously developed land, occupied by several disused buildings and hardstandings being used for ad-hoc storage.

Ten parking bays would be provided for the proposed commercial unit. 11 single garages, 13 residential parking spaces, and an additional 2 visitor spaces were proposed.

Access to the site was proposed to be an upgraded form of the previous vehicular access point from Worthing Road.

The application site was located in Dial Post, to the west of the A24, and not within any built up area boundaries.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The Parish Council raised no objection to the application. There had been 18 letters of objection. The applicant's agent addressed the Committee in support of the proposal.

Members discussed concerns regarding a lack of affordable housing on the site as well as conflict with policies within the adopted development plan.

After careful consideration Members concluded that, on balance, the proposal was acceptable.

RESOLVED

That planning application DC/17/1000 be approved subject to the competition of a s106 legal agreement and conditions as set out in the officer's report.

PCS/52 **DC/17/2117 - LONGBURY HILL WOOD, ROCK ROAD, STORRINGTON**

The Head of Development reported that this application sought permission for a new vehicular access into woodland from Rock Road, an area of hardstanding, loading bay and access track to facilitate forestry works. A geotextile membrane was proposed to form the access and loading bay. The proposed access would have visibility splays onto Rock Road. A simple timber barrier would be used to prevent unauthorised access to the site. The woodland included a plantation of 50 year old Scots Pines, and the Felling Licence for the site would be subject to a re-stocking order to maintain woodland cover.

The application site was a small part of private woodland outside the built-up area on the southern side of Rock Road, east of Hampers Lane. The built up area of Storrington was adjacent to the western and northern boundaries. The proposed access was 85 metres west of Gorsebank Close. Current access to the woodland was from Hampers Lane. Two residential properties lay opposite the application site.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. An update to the report was presented. An additional 10 letters of objection had been received as well as the Ecological Consultant's comments confirming they had no objection.

The consultation responses from internal and external consultees, as contained within the report, were considered by the Committee.

Neither Washington Parish Council nor Thakeham Parish Council raised an objection to the application. One hundred letters of objection had been received. 3 members of the public spoke in objection to the application and the applicant addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the impact on trees and biodiversity; visual impact of the access; the amenity of neighbouring residents; and highways. It was noted that many of the objections related to the felling of trees in the wider woodland which were not planning matters.

Members discussed the proposal in the context of the Ecology Consultant's and the Arboricultural Officer's comments, and concluded that the proposal would be acceptable if a condition was added to make this a temporary access which would then be followed by restorative landscaping after its removal, and subject to the issuing of a Felling Licence.

RESOLVED

That planning application DC/17/2117 be approved subject to the conditions as set out in the report with an additional condition added stating that the site access would only be temporary and upon its removal that restorative landscaping work would follow, and subject to the issuing of a Felling Licence.

PCS/53 **DC/17/1499 - FIRTOPS, GROVE LANE, WEST CHILTINGTON**

The Head of Development reported that this application sought the Erection of a two-storey four bedroom dwelling with detached garage, associated hardstanding and alterations to the access.

The application site was located on a large residential plot off Grove Lane within the West Chiltington build up area.

No trees on the site were subject to preservation orders and the site did not lie within an area of conservation.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The Parish Council objected to the application. There had been 10 letters of objection. 2 members of the public spoke in objection to the application and the applicant's architect addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issue for consideration in determining the proposal were the character and appearance of the proposed dwelling and the impact on the neighbouring amenity.

After careful consideration Members concluded that the character and appearance of the proposed dwelling may not be in keeping with the character of the local area and that the specifications put forward in the application were lacking in detail.

RESOLVED

That planning application DC/17/1499 be deferred so that the design of the proposed dwelling may be adjusted to be more in style with the character of the area and to reduce its overbearing impact on Firwood Cottage, with the involvement of the local Members.

PCS/54 **DC/16/2326 - NUTBOURNE STUDIO, NUTBOURNE COMMON, PULBOROUGH**

The Head of Development reported that this application sought full planning permission for the conversion of a water storage reservoir to form a residential Outbuilding.

Planning permission was previously granted for the conversion in December 2013, ref: DC/13/2087. This permission was not implemented and expired.

The application site was located within a rural location on the western side of Nutbourne Common.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The Parish Council objected to the application. There had been two letters of objection.

RESOLVED

That planning application DC/16/2326 be approved subject to the conditions as set out in the officer's report.

The meeting closed at 4.19 pm having commenced at 2.30 pm

CHAIRMAN