

Planning Committee (South)
20 FEBRUARY 2018

Present: Councillors: Paul Clarke (Vice-Chairman), John Blackall, Philip Circus, David Coldwell, Brian Donnelly, Nigel Jupp, Gordon Lindsay, Mike Morgan, Kate Rowbottom, Jim Sanson, Ben Staines, Claire Vickers and Michael Willett

Apologies: Councillors: Brian O'Connell, Jonathan Chowen, Roger Clarke, Ray Dawe, David Jenkins, Liz Kitchen, Tim Lloyd and Paul Marshall

PCS/62 **MINUTES**

The minutes of the previous meeting of the Committee held on 16 January were approved as a correct record and signed by the Vice-Chairman.

PCS/63 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/17/1499 – Councillor Nigel Jupp declared a personal interest in this item because one of the public speakers was a family friend.

DC/16/0728 – Councillor Ben Staines declared a personal and prejudicial interest. He withdrew from the meeting for this item and took no part in its determination.

PCS/64 **ANNOUNCEMENTS**

There were no announcements.

PCS/65 **APPEALS**

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

PCS/66 **DC/17/2564 - OAK TREE VIEW AND LANE TOP, NUTBOURNE ROAD, PULBOROUGH**

The Head of Development reported that this application sought permission for the removal of Conditions 2 and 3, relating to personal occupancy restrictions, to previously permitted DC/10/0586, which allowed the stationing of two caravans for settled gypsy accommodation on two separate sites. The conditions restricted use of two mobile homes to the applicant, his wife and their immediate family.

The application site was located about 1.7 kilometres west of Pulborough and 500 metres south of Nutbourne in the countryside, although there were a

number of properties close to the site. It was screened by trees, hedging and fencing and accessed by a driveway off Nutbourne Road. The site included a stable-block and paddock and there was an occupied barn on the site.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The consultation responses from HDC Strategic Planning and the Highway Authority, as contained within the report, were considered by the Committee.

The Parish Council raised no objection to the application. There had been 17 letters of objection from neighbouring and nearby properties. Three 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 proposed removal of personal occupancy conditions were: land use; impact on amenity; design and appearance; and highway safety. It was noted that if the conditions were removed the site could be included in the Council's site allocation provision for gypsy, travellers and travelling showpeople.

Members considered the history of the site, its established use, the policy context, and concerns raised by some nearby residents. It was noted that the number of pitches would not increase as a result of the proposal and use of the land would be controlled through conditions. Members concluded that the proposal was acceptable.

RESOLVED

That planning application DC/17/2564 be granted subject to the conditions and reasons as reported.

PCS/67 **DC/17/1499 - FIRTOPS, GROVE LANE, WEST CHILTINGTON**

The Head of Development reported that this application sought permission for the erection of a two-storey 4-bedroom dwelling with detached garage, associated hardstanding and alterations to the access. The application had been deferred by the Committee in December 2017 to allow for the design of the development to be reconsidered because of its potential overbearing impact on the amenities of Firswood Cottage and to achieve a design more in keeping with the style prevalent in the immediate setting (Minute No. PSC/53 (19/12/2017) refers).

The application site was located on a large residential plot off Grove Lane within the West Chiltington build up area. Members were referred to the previous report which contained details of relevant policies, planning history, the outcome of consultations and a planning assessment of the proposal.

Amended plans had been submitted that lowered the site ground levels by an additional half a metre and the applicant had provided details of proposed external materials and confirmed that timber cladding would be used on the garage. Other minor amendments, including to fenestration, had also been submitted.

An additional condition was recommended by officers requiring details of tree protective fencing, to be in place prior to the commencement of work and maintained until the works were completed, to be submitted for approval to the local planning authority.

A site visit had been carried out to re-assess the proposed character, design and siting of the dwelling and how it related to neighbouring properties. Members were advised of the conclusions drawn by officers regarding amenity impact and design: the separation distances were considered acceptable; and the use of white painted brickwork on the dwelling and timber cladding on the garage were considered to be in keeping with other properties in the vicinity.

Since publication of support a further letter of objection had been received. Two members of the public spoke in objection to the proposal, and the applicant's agent addressed the committee in support of the proposal.

Members discussed the impact on neighbouring amenity in the light of additional details, the separation distances and orientation of the building. Some Members were still concerned that the scale and massing of the building could have an adverse impact on the amenity of the neighbouring property and on the character of the streetscene.

After careful consideration Members concluded that the proposal had addressed some of the Committee's previous concerns and noted that the scale of the building was not exceptional in an area of houses of varied sizes and designs. Officers agreed that an additional condition to secure appropriate screening of the site would be added to protect the neighbouring amenity.

RESOLVED

That planning application DC/17/1499 be granted subject to the conditions as reported, and two additional conditions:

- (i) to require details of tree protective fencing, to be in place prior to the commencement of works and maintained until works are completed, to be submitted for approval; and
- (ii) to secure satisfactory screening of the new house, to be agreed in consultation with Local Members and to be in place prior to occupation.

PCS/68 **DC/16/0728 - LAND ADJACENT TO RAILWAY COTTAGES AND
PULBOROUGH RAILWAY STATION, STOPHAM ROAD, PULBOROUGH**

The Head of Development reported that this application sought permission for the erection of 23 houses and six flats with parking and landscaping, and the construction of a 106-space station car park, all served by a new access on Stopham Road. The required 35% affordable units would be secured through a legal agreement. The proposal also included private parking bays to serve some of the existing dwellings on Stopham Road which would be served by the new access. In addition to the planning application, the applicant proposed some significant community benefits including speed limit signage and a traffic light system on Stopham Road to allow pedestrians to cross beneath the railway bridge safely.

The application had been granted by the Committee in August 2016, subject to the completion of a legal agreement (Minute No. DCS/33 (16.08.16) refers). The completion of this legal agreement had been delayed for a number of reasons as set out in the report and the Committee were to reconsider the application in the light of this delay. The legal agreement would no longer be required to secure infrastructure contributions because of the adoption of the Community Infrastructure Levy by the Council.

The application site was located to the north of Stopham Road and to the west of the railway line. Members were referred to the previous report which contained details of the site location, relevant policies, planning history, the outcome of consultations and a planning assessment of the proposal.

The applicant's agent addressed the Committee in support of the proposal, advising the Committee that agreement on the terms of the legal agreement had now been reached with all parties and the completion of the agreement was at its final stages. A representative of the Parish Council also spoke in support of the proposal.

Members considered the reasons for the delay in finalising a legal agreement, and noted the progress that had been made since publication of the report.

RESOLVED

- (i) That a legal agreement be entered into, no later than 23 March 2018, to secure the provision of affordable housing, the completion of off-site highway improvements and the completion of a public car park with level pedestrian access to the western station platform.
- (ii) That on completion of (i) above, planning application DC/16/0728 be determined by the Head of Development with a view to approval.

- (iv) In the event a suitably worded legal agreement has not been completed by 23 March 2018, or other later date as agreed by the Director of Planning, Economic Development and Property in consultation with Local Members, to refuse the application.

The meeting closed at 4.00 pm having commenced at 2.30 pm

CHAIRMAN