

Planning Committee (North)
1 MAY 2018

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), John Bailey, Andrew Baldwin, Toni Bradnum, Alan Britten, Peter Burgess, John Chidlow, Roy Cornell, Christine Costin, Leonard Crosbie, Matthew French, Billy Greening, Tony Hogben, Adrian Lee, Christian Mitchell, Godfrey Newman, Brian O'Connell, Stuart Ritchie, David Skipp, Simon Torn, Claire Vickers and Tricia Youtan

Absent: Councillors: Jonathan Dancer, Josh Murphy and Connor Relleen

PCN/114 **MINUTES**

The minutes of the meeting of the Committee held on 10 April were approved as a correct record and signed by the Chairman.

PCN/115 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/18/0316: Councillor John Bailey declared a prejudicial interest because his land shared a common boundary with the application site. He withdrew from the meeting during the determination of this item.

PCN/116 **ANNOUNCEMENTS**

There were no announcements.

PCN/117 **APPEALS**

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

PCN/118 **DC/17/2656 - 56 PONDTAIL ROAD, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of a bungalow and the erection of a 5-bedroom two storey dwelling with a new driveway and access from Pondtail Road. The dwelling would include an integral garage, a bedroom within the roof space and have a ridge height of 8.33 metres.

The application site was located within the built-up area of Horsham on the corner of Pondtail Road and Pondtail Close. There were trees and shrubs along all four boundaries. The section of Pondtail Road near the site included a variety of houses of different sizes and designs, including semi-detached and detached in generous plots. Pondtail Close to the north comprised mainly detached properties.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Details of refused application DC/17/1239 for two dwellings on the site were also noted. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. Seventeen letters of objection, from ten households, had been received. Since publication of the report an objection had been received from the Horsham Society regarding the scale and massing of the proposal, and an objection regarding overshadowing had also been received from an adjacent resident. Two members of the public spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the character of the dwelling and its impact on the visual amenities of the street scene; the amenities of neighbouring occupiers; parking and traffic; and the quality of the residential environment for future occupiers.

Members considered the scale and mass of the building and how it would relate to neighbouring properties and the street scene. Whilst some Members were concerned that the scale of the proposal was significantly larger than the existing building, and regretted the loss of a bungalow, they concluded that the proposal was in keeping with the streetscene and there were no policy grounds on which it could be refused. It was also noted that the orientation and distance from other dwellings would not lead to unacceptable levels of overlooking.

Members were advised that two informatives would be added: one to advise the applicant to contact the relevant telecom provider to arrange for the relocation of the telegraph pole to allow the new vehicular access from Pondtail Road; and the other to advise the applicant that a separate consent would be required from West Sussex County Council for the provision of the new vehicular access.

RESOLVED

That planning application DC/17/2656 be granted subject to the conditions as reported, with the following additional condition regarding water usage: 'Details to be submitted and approved by the Local Planning Authority that the relevant Building Control Body shall be requiring the optional requirement to limit water usage to 110 litres per person per day.'

PCN/119 **DC/18/0327 - HERMONGERS FARM, HERMONGERS, RUDGWICK**

The Head of Development reported that this application sought permission for the demolition of a large agricultural building in a poor state of repair, an outbuilding and pigeon loft and the erection of one two storey dwelling with a new access route.

Conversion of the agricultural building into a dwelling had been permitted under prior approval DC/17/1559. The current application sought permission for a dwelling of almost identical traditional design to that permitted under DC/17/1559, but to be built approximately seven and a half metres south-east of the building.

The application site was located in the countryside just over one kilometre from the built-up area of Rudgwick and was accessed from a lane leading to Hermongers Lane to the northwest. The site was part of the wider Hermongers Farm holding, which included three barn conversions.

Details of relevant government and council policies and relevant planning history including DC/17/1559, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council had not commented on the application and there had been no responses to the public consultation.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development in this location; the impact of the appearance of the dwelling on the countryside; neighbouring amenity; the residential environment for future occupiers; and highways.

Whilst the proposal was a departure from the Local Plan, Members recognised that the extant barn conversion permission was a material consideration that weighed in favour of the development.

RESOLVED

That planning application DC/18/0327 be granted subject to the conditions as reported, with the following additional condition regarding the provision of internet connection: 'Prior to the first occupation of the dwelling, the necessary infrastructure to enable connection to high-speed broadband internet (defined as having speeds greater than 24 megabits per second) shall be provided.'

PCN/120 **DC/18/0316 - JASMINE HOUSE, COX GREEN, RUDGWICK**

The Head of Development reported that this application sought permission for the erection of a detached two storey 5-bedroom dwelling in the northern part of Jasmin House's garden. Off street parking and a separate access from Church Street were also proposed. The design was reflective of other dwellings found in the village.

The application site was located within the countryside, close to the built-up area of Rudgwick, on the east side of Cox Green. There was mature planting

along the western, northern and eastern boundaries, with dense planting in the northeast corner of the site. There was also a wall along the front (west) of the site. Residential buildings lay to the south and west, and open land to the north and east. The site was close to three public rights of way.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council raised no objection to the application. Four letters of support had been received and the Rudgwick Preservation Society did not object to the proposal. The applicant addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the proposal was a Departure from the Local Plan and the key issues for consideration in determining the proposal were: the principle of development; design and its impact on the character of the area; residential amenity; and highways. Members noted the reasons for the DC/15/1154 appeal decision, and the recommended amendment to the built-up area boundary of Rudgwick to include the site, which was proposed as part of the Council's ongoing Local Plan Review, and concluded that the proposal was on balance acceptable.

RESOLVED

That planning application DC/18/0316 be granted subject to the conditions as reported, with the following additional condition regarding water usage: 'Details to be submitted and approved by the Local Planning Authority that the relevant Building Control Body shall be requiring the optional requirement to limit water usage to 110 litres per person per day.'

The meeting closed at 6.10 pm having commenced at 5.30 pm

CHAIRMAN