

DEVELOPMENT CONTROL (SOUTH) COMMITTEE

21st July 2015

Present: Councillors: Brian O'Connell (Chairman), David Coldwell (Vice-Chairman), John Blackall, Philip Circus, Paul Clarke, Ray Dawe, Roger Clarke, Brian Donnelly, David Jenkins, Liz Kitchen, Gordon Lindsay Timothy Lloyd, Mike Morgan, Kate Rowbottom, Jim Sanson, Ben Staines, Claire Vickers, Michael Willett

Apologies: Councillors: Jonathan Chowen, Nigel Jupp, Paul Marshall

DCS/19 **MINUTES**

The minutes of the meeting of the Committee held on the 16th June 2015 were approved as a correct record and signed by the chairman.

DCS/20 **INTERESTS OF MEMBERS**

<u>Member</u>	<u>Item</u>	<u>Nature of Interest</u>
Councillor Jonathan Chowen	DC/14/1920	Prejudicial
Councillor Mike Morgan	DC/15/0267	Personal – Member of an objectors' family

DCS/21 **APPEALS**

Appeals Lodged

Written Representations/Household Appeals Service

<u>Ref No</u>	<u>Site</u>	<u>Officer Recommendation</u>	<u>Committee Resolution</u>
DC/14/2007	Jack Duncley's Birchfield Nursery, Kidders Lane, Henfield	Grant	Refuse
DC/14/1944	Yew Tree Cottage, Billingshurst Road, Ashington	Refuse	Delegated
DC/14/1770	1 Gorse Bank Close, Storrington	Refuse	Delegated

Appeal Decisions

<u>Ref No</u>	<u>Site</u>	<u>Decision</u>	<u>Officer Recommendation</u>	<u>Committee Resolution</u>
SDNP/14/03 753/LIS	Douglas Lodge, Parham Park, Pulborough	Dismissed	Refuse	Delegated
DC/13/2437	Brook Place, Horsham	Dismissed	Refuse	Delegated

	Road, Cowfold			
DC/14/0049	Brook Place, Horsham Road, Cowfold	Dismissed	Refuse	Delegated
DC/13/0764	Bartram House, Station Road, Pulborough	Allowed	Permit	Refuse

DCS/22 **PLANNING APPLICATION: DC/15/1242 - MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION DC/10/1314 (DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT OF THE ABINGWORTH NURSERY SITE FOR 146 DWELLINGS, COMPRISING OF OPEN MARKET DWELLINGS, 51 DWELLINGS FOR THE 55 PLUS AGE GROUP, 12 AFFORDABLE DWELLINGS, 20 KEY WORKER DWELLINGS, VILLAGE HALL BUILDING (INCLUDING SHOP AND DOCTORS SURGERY), PRE-SCHOOL FACILITY, COMMUNITY WORKSHOPS/STUDIO (957.5SQM), SPORTS PITCHES AND CHANGING ROOMS, CRICKET PITCH AND PAVILION, CHILDRENS PLAY AREA, ACCESS ROADS, OPEN SPACE AND LANDSCAPED AREAS (INCLUDING FOOTPATHS)) FOR A REVISED LAYOUT FOR 21 DWELLINGS IN THE NORTHERN PART OF THE SITE, RELOCATION OF THE APPROVED LOCAL EQUIPPED AREA FOR PLAN (LEAP), SPORTS FIELDS AND ASSOCIATED FACILITIES, VILLAGE HALL AND SHOP, AMENDMENT TO THE APPROVED VILLAGE HALL AND SHOP TO SEPARATE THE FACILITIES INTO TWO BUILDINGS AND REMOVE THE DEDICATED DOCTORS SURGERY SPACE AND AMENDMENT TO THE APPROVED FOOTBALL CHANGING ROOM BUILDING**
SITE: ABINGWORTH NURSERIES, STORRINGTON ROAD, THAKEHAM
APPLICANT: VANILLA THAKEHAM LTD C/O ABINGWORTH DEVELOPMENTS LTD

The Development Manager reported this application sought minor material amendments to DC/10/1314 for the redevelopment of the Abingworth Nursery site for 146 dwellings, village hall (including shop and doctor's surgery), pre-school facility, community workshops, sports facilities and children's play area. The application had been initially agreed by the Committee in September 2012. (Minute No. DCS/54 (04.09.12) refers).

The proposed amendments included:

- two football pitches, instead of three, would replace the approved cricket pitch in the north west of the site, thus retaining the two existing football pitches;
- the approved cricket pitch would be slightly enlarged and moved to the north east of the site;
- the 21 dwellings in the north west of the site would be moved to the north east so that they still surround the cricket pitch. Some of these dwellings would be re-orientated;
- there would no longer be an area for a scout hut at the far north east of the site;

- the village hall building would be moved further north, between the football and cricket pitches;
- the village shop and village hall would become two separate buildings, and the village hall would have less office space and no longer include a bar area or dedicated space for a doctor's surgery and waiting room;
- the children's play area (LEAP) would be relocated to the north of the site, just to the south of the football pitches, and the areas where the village hall and LEAP play area had been proposed would become green public open space;
- the access road in the northern part of the site would be moved to south of the cricket and football pitches, providing an access point to Storrington Road just south of Rose Cottage. The previously approved northern access would serve parking adjacent to the football pitches only;
- there would be 46 additional parking spaces provided for the relocated community and sports facilities.

The site was located outside the built-up area of Thakeham, east of Storrington Road and north-west of Abingworth Hall Hotel. There was agricultural land to the north, south and east. The boundaries were edged by hedgerows and trees, though the southern and part of the northern boundary were more open. Chesswood Farm, the site of permission DC/12/0841, was to the west and there were residential properties along Storrington Road.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Relevant planning history, in particular the links between DC/10/1316 and DC//12/0841, was noted.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. At the meeting it was reported that HDC drainage comments were received post-publication of the report, raising no objection subject to drainage conditions, which were included in the officer's recommendation. WSCC Rights of Way requested a bridleway link to Strawberry Lane. The plans showed a footpath link to Strawberry Lane and recommended condition 21 required details of improvements to the rights of way network in the vicinity of the site in consultation with WSCC. Officers considered this was sufficient to address WSCC requirements in terms of rights of way. It was noted that the financial contribution for community and recycling would no longer be forthcoming and that these facilities were no longer to be provided.

The Parish Council supported the application, which it considered to be a significant improvement on the previously agreed DC/10/1314. Two letters of objection and one of support had been received. 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

DCS/22 Planning Application: DC/15/1242 (Cont.)

impact of the changes to the sports facilities; the relocation of the 21 dwellings and its impact on the landscape; the changes to the village hall, including the deletion of the doctor's surgery and waiting room; the changed location of the LEAP play area; highway matters; and landscape and ecology.

Members considered the extent of the amendments and their impact on the overall scheme and concluded that the proposal was acceptable in principle.

RESOLVED

- (i) That a legal agreement, in the form of a Deed of Variation, be entered into to amend the legal agreement attached to DC/10/1314.
- (ii) That on completion of (i) above, planning application DC/15/1242 be determined by the Development Manager. The preliminary view of the Committee was that the application should be granted.

DCS/23 PLANNING APPLICATION: DC/15/0268– RESERVED MATTERS
APPLICATION FOR 102 RESIDENTIAL DWELLINGS TOGETHER WITH
ASSOCIATED LANDSCAPING, OPEN SPACE AND ACCESS (PURSUANT
TO OUTLINE DC/13/1266)
SITE: LAND EAST OF MANOR CLOSE, HENFIELD
APPLICANT: CROUDACE HOMES LTD

The Development Manager reported that this Reserved Matters application was submitted pursuant to Outline planning permission reference DC/13/1266, which was considered by Members at Committee in September 2013.

Outline planning permission DC/13/1266 established the acceptability of the principle of residential development for up to 102 dwellings, and approved the means of access. Vehicular access would be from the north-western corner of the site with pedestrian access and access for emergency vehicles available from the south west corner of the site, via Benson Road.

Indicative plans were submitted in support of the application, and the accompanying Design and Access Statement established maximum scale and height parameters, details relating to layout, appearance, scale and landscaping were Reserved Matters and were not approved as part of the Outline Consent.

This application sought approval of these Reserved Matters and a number of the conditions attached to the Outline planning permission.

DCS/23 Planning Application: DC/15/0268 (Cont.)

The application proposed the erection of 102 dwellings comprised of 27 2-bedroom, 45 3-bedroom, 25 4-bedroom and five 5-bedroom houses. 39 of these dwellings would be affordable comprised of 17 2-bedroom and 22 3-bedroom houses.

96 of the proposed dwellings would be two stories (set to a height not exceeding 8.2 metres), with a row of 6 bungalows, sited on the western side of the site, close to the approved vehicular entrance. The plans showed that a number of properties would incorporate undercroft parking areas, enclosed by sets of double gates.

The proposed development would require the removal of 11 trees, together with a number of larger specimens in the south-western and north-western corners, in order to facilitate the provision of the approved access, as was established under the previous outline consent. The existing trees on the site boundaries would be retained.

The proposed development would provide three areas of amenity space.

It was proposed to retain all the existing vegetation on the eastern boundary, which would be reinforced with additional native planting. . Street planting, comprising Field Maples, Cherry and Sweet Gum would be provided throughout the rest of the site. The majority of front gardens would be enclosed by low hedging and planting.

As a result of consultation with the Council's Ecological Consultant the applicant had undertaken additional survey work

It was proposed that foul water will be connected into the existing sewerage system via an existing manhole within the application site. Surface water would be discharged in to the existing sewerage infrastructure, subject to necessary upgrading works. Water supply for the development would be provided from an existing main within Benson Road.

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 objected to the application. Nine letters of objection and two letters of comment had been received. 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: Dwelling type and tenure; the appearance and scale of dwellings; layout and impact

DCS/23 Planning Application: DC/15/0268 (Cont.)

on the amenity of existing and prospective occupiers; landscaping; and internal roads and parking.

RESOLVED

That planning application DC/15/0268 be granted subject to the following conditions:

- 01 The residential units and garages hereby permitted shall be constructed in accordance with the approved plans listed in Condition A below and from the following materials, unless otherwise agreed, in writing, by the Local Planning Authority:

Facing brick/render/boarding/tile hanging:
First Quality Multi Facing (Michelmersh brick),
Knapped Flint, Ivory coloured render, Arctic White
HardiePlank Cedar finish boarding, Redland
Heathland Autumn vertical tile hanging

Roofs:

Redland Heathland 20 Manor House Mix tile, Cupa
N8 natural slate tile

Dormers:

Lead colour dormer cheeks

- 02 No development shall take place until a scheme to protect existing public sewers at the site, including a timetable for the measures to be carried out, has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details and timetable.
- 03 No development shall take place until details of all underground trenching requirements for services, including the positions of soakaways, service ducts, foul, grey and storm water systems and all other underground service facilities and associated ground excavations, have been submitted to and approved, in writing, by the Local Planning Authority. These details shall demonstrate effective co-ordination with the approved landscape scheme and with existing trees on the site. All such underground services

DCS/23 Planning Application: DC/15/0268 (Cont.)

- shall be installed in accordance with the approved details.
- 04 No development shall take place until details of a bat-sensitive lighting scheme, based on the principles set out in the Ecological Mitigation and Enhancement Management Plan, have been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the locations and the design and type of lighting to be used across the site, the hours of operation of the lights and the light spill relative to established and new bat roosts and key flight and foraging routes.
 - 05 No works shall take place, other than in accordance with the details set out in the Update Ecological Statement, Ecological Mitigation and Enhancement Management Plan and the Reptile Translocation Method Statement and Risk Assessment (Wychwood Environmental).
 - 06 No development above slab level shall take place until details of the proposed windows, including associated external cills and headers, materials and colour finishes for the windows and how they will be set back within the reveals, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
 - 07 No development above slab level shall take place until details of the materials to be used in the construction of the front canopies, including the supporting up-stands, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
 - 08 No development above slab level shall take place until details of the gates to be used to enclose the approved undercroft car parking areas and the railings to the Juliet balconies, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

DCS/23 Planning Application: DC/15/0268 (Cont.)

- 09 No development above slab level shall take place until a programme/timetable for the implementation of the following approved aspects of the development have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be out carried in accordance with the approved programme/timetable and retained thereafter.
- (i) the make up and provision of roads, footways, driveways, junctions and street lighting;
 - (ii) the provision of vehicle parking and turning areas
- 10 The roads, footways, driveways, junctions and parking areas shall be surfaced in accordance with the details (including materials) shown on approved plan DES/125/103/B and in accordance with the programme/timetable approved under condition 10.
- 11 The soft landscaping for the site, including the 3 no. open recreational spaces (and their associated boundary treatments and benches), trees, shrub beds, grass verges, wildflower meadows and hedging shall be provided in accordance with approved plans DES/125/108, DES/125/109, DES/125/401/RevD, DES/125/008/RevD, DES/125/011/RevD and DES/125/010/RevD and in accordance with a programme/timetable submitted to and agreed, in writing, by the Local Planning Authority. The 3 no. open recreational spaces (and their associated boundary treatments and benches), trees, shrub beds, grass verges, wildflower meadows and hedging shall be managed in accordance with the approved Landscape Management Plan DES/125/401/RevD thereafter, unless otherwise agreed, in writing, by the Local Planning Authority.
- 12 Details of the play equipment and any associated surfacing and/or landscaping, to be provided in the northern most area of open space, as shown on approved plan DES/125/108, shall be submitted to and approved, in writing, by the Local Planning Authority. The play equipment shall thereafter be provided in accordance with the programme/timetable approved by condition 12 and shall be managed in accordance with the approved Landscape Management Plan DES/125/401/RevD.

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- 13 The substation, hereby approved, shall be constructed in accordance with approved plan DES/125/231/A, unless otherwise agreed, in writing, by the Local Planning Authority.
- 14 The approved cycle parking facilities shall be provided for each respective dwelling before it is first occupied and thereafter retained, unless otherwise agreed, in writing, by the Local Planning Authority.
- 15 The approved refuse/recycling storage facilities shall be provided for each respective dwelling before it is first occupied and thereafter retained, unless otherwise agreed, in writing, by the Local Planning Authority.
- 16 No development above slab level shall take place until full details of the boundary treatments, including screen walls, as referenced on approved plan DES/125/104/RevB, have been submitted to and agreed, in writing, by the Local Planning Authority. The details shall include:
 - (i) elevation drawings showing the height and design of the boundary treatment;
 - (ii) sample materials and/or manufacturer specifications of the material to be used in the construction of the boundary treatment.

The boundary treatments shall be provided in accordance with a programme/timetable to be agreed, in writing by the Local Planning Authority.
- 17 No development above slab level shall take place until details of bat and bird boxes to be installed at the site, including the design/manufacturer specification and locations for the boxes and a timetable for their implementation, has been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details and timetable.
- 18 No development above slab level shall take place until details of the measures to be implemented to prevent vehicular access to the site from Benson Road, other than by emergency service vehicles,

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- have been submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall be implemented prior to the occupation of any of the dwellings hereby approved and shall be retained thereafter, unless otherwise agreed, in writing, by the Local Planning Authority.
- 19 In the event that contamination not previously identified is found to be present on site, an investigation, risk assessment and mitigation study shall be undertaken and submitted to and approved, in writing, by the Local Planning Authority. A verification report that demonstrates that the remediation has been carried out in accordance with the approved scheme shall be submitted to and approved, in writing, by the Local Planning Authority before the development is first brought into use, unless otherwise agreed, in writing, by the Local Planning Authority.
 - 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or alteration of any dwellinghouse hereby approved shall be permitted.
 - 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be permitted to be erected forward of the front elevation of any of the dwellings hereby approved.
 - 22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting that Order with or without modification), all garages, driveways and undercroft parking areas shall be retained for the parking of vehicles only.
 - 23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting that Order with or without modification), no buildings, moveable structures, works, plant or

DCS/23 Planning Application: DC/15/0268 (Cont.)

- machinery required temporarily in connection with and for the duration of the development hereby permitted shall be erected or stored on the application site other than within the compounds approved pursuant to condition 7 of Outline planning permission reference DC/13/1266.
- 24 No trenches or pipe runs for services, drains, or any other services shall be excavated anywhere within the root protection area of any tree or hedge identified to be retained on plan DES/125/009 without the prior written approval of the Local Planning Authority.
- 25 The garages hereby approved, as shown on approved plans DES/100/RevB and DES/102/RevB, shall be fitted with electronic charging points that are compatible for use with electronic cars. The electronic charging facilities shall be provided, in full working order, prior to the occupation of the dwelling to which it relates.
- 26 The 39 no. affordable housing units hereby approved shall be provided in accordance with the details and Plot numbers set out in paragraph 3 of the Affordable Housing Statement and as shown on approved plan DES/125/101Rev B Site Layout, unless otherwise agreed, in writing, by the Local Planning Authority.
- A. The development hereby approved shall be carried out in accordance with the approved plans.

DCS/24 **PLANNING APPLICATION: DC/14/1695 – OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 40 NO. DWELLINGS (CLASS C3) AND NEW ACCESS OFF LONDON ROAD WITH ALL OTHER MATTERS RESERVED**
SITE: LAND SOUTH OF ASHINGTON HOUSE LONDON ROAD ASHINGTON
APPLICANT: KLER GROUP

The Development manager reported that this application sought outline permission for the construction of up to 40 dwellings with all matters reserved except access.

DCS/24 Planning Application: DC/14/1695 (Cont.)

The proposed single point for vehicular access was towards the south-eastern corner of the application site and would be from London Road. The application proposed to extend the 30mph speed restriction, through a Traffic Regulation Order, in a northerly direction, beyond the proposed site access.

The proposed access required the removal of an approximately 10 metre length of the existing tree-lined hedgerow on the north-western side of London Road.

The plans showed that parking could be provided on private driveways, within single and double garages and within courtyard parking areas. The applicant indicated that it would provide each property with at least 2 car parking spaces.

The indicative plans showed three detached dwellings towards the south-western boundary, the rear elevations of which are shown to be approximately 20 metres from the opposing northern elevation of Martin's Farm.

The siting of these properties had been moved further away from the northern boundary, to reduce the impact of the development on the setting of Ashington House. The indicative plans also showed that the dwellings would be bungalows.

The applicant indicated that 40% of the proposed dwellings would be made available on the affordable housing market. No indication had been provided of the mix or type of tenure.

The indicative layout showed enhanced areas of landscaping on the northern, western and eastern boundaries, as well as additional tree planting. The indicative drawings showed the entire length of the northern boundary to comprise a 1.2 metre high post and rail fencing and that this would separate the application site from the retained, parkland garden of Ashington House to the north.

The application site was located to the north-east of the village of Ashington. The site was located outside of, and does not have a contiguous boundary with the Built Up Area of Ashington. The Chanctonbury Hill Site of Special Scientific Interest and South Down National Park are located approximately 3.6km and 3.3km to the south of the application site respectively.

The site was largely rectangular in shape, but with longer northern and south-eastern boundaries. The site included a number of well-established trees and hedgerows. The south-eastern boundary of the site comprised a dense, well established hedge, which itself included a number of trees of varying maturity.

DCS/24 Planning Application: DC/14/1695 (Cont.)

The land formed part of the estate of Ashington House, a Grade II Listed Building. To the west, Holmbush Farmhouse, its associated Oasthouse and barn and Yew Tree Cottagewere also Grade II Listed.

The site was also located with Landscape Study Area AS4 of the Horsham District Landscape Capacity Assessment (2014). The land was identified as having Moderate Landscape Sensitivity and Low Landscape Value. There were a number of Public Rights of Way within the locality.

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 objected to the application. 14 letters of objection had been received. Three members of the public spoke in objection to the application and the applicant's agent 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 principle of development; the impact on landscape character and the visual amenity of the locality; impact on the setting of Ashington House and other Grade II listed buildings; impact on the amenity of existing and prospective occupiers; access, parking and highway safety; ecology, biodiversity and trees; drainage; and necessary legal agreements.

RESOLVED

That planning application DC/14/1695 be refused for the following reasons:

- 01 The proposed development, by reasons of its location outside of, and isolated from, the Built Up Area Boundary of a medium sized, Category 2 Settlement, with poor public transport links and a high dependency on the private motor vehicle for travel, on a site that does not constitute Previously Developed Land, represents an inappropriate, unsustainable and unacceptable form of development that is contrary to the aims and objectives of the NPPF, Policy CP5 of the Core Strategy (2007), the Facilitating Appropriate Development Supplementary Planning Document and Policy 3 of the emerging Horsham District Planning Framework, which aim to concentrate new growth to the District's main settlements.

DCS/24 Planning Application: DC/14/1695 (Cont.)

- 02 The provision of housing in this location, at the scale proposed, would introduce an uncharacteristically concentrated and isolated enclave of housing, at odds with the established pattern of development in the immediate locality. The introduction of up to 40 no. houses, at a scale up to 12 metres in height, and with the associated provision of access roads, lighting and all other associated residential paraphernalia, would significantly diminish the informal and open character of this particular part of the landscape, creating a discordant and uncharacteristically urbanised environment that would serve to derogate the noticeable transition between the more suburban context of the village and the more rural character of the open countryside to the north, harming the character and appearance of the local landscape. The development is not, therefore, sustainable, even when weighed against the economic benefit and social benefits of providing housing, contrary to Paragraph 14 of the NPPF and Policies DC1 and DC9 of the of the Local Development Framework: General Development Control Policies.
- 02 The provision of up to 40 no. dwellings, at up to 12 metres in height, together with associated residential paraphernalia, in such close proximity to the Listed Building, and within the parkland serving that property, would affect the significance of the heritage asset by harmfully altering the character and appearance of its setting and the appreciation of the sense of rural isolation. The development would harmfully affect the historic relationship between the southern elevation of the Ashington House, including views from the first floor windows, and the setting and appreciation of the open, parkscape, including the historic association of the Listed Building with its farmstead buildings of Oast House, Oast House Barn and Oast Cottage, as well as the Grade II Listed, Yew Tree Cottage. The development is not, therefore, sustainable, even when weighed against the economic benefit and social benefits of providing housing and has not had special regard to the desirability of preserving the setting of Listed Buildings, contrary to Paragraph 14 of the NPPF and Policies DC9 and DC13 of the

DCS/24 Planning Application: DC/14/1695 (Cont.)

Local Development Framework: General Development Control Policies.

- 04 The proposal has not successfully demonstrated that prospective occupiers would not be exposed to unacceptably harmful levels of noise associated with the use of the adjacent A24, to the detriment of their living environment, particularly from first floor windows and when using rear gardens and areas of public open space. It is not, therefore, considered that the development would provide a pleasant or acceptable living environment for prospective occupiers, contrary to the NPPF and Policy DC9 of the Local Development Framework: General Development Control Policies.
- 05 The proposed development makes no provision for contributions towards improvements to education provision; libraries; fire and rescue services; open space; sport and recreation facilities; community facilities; or affordable housing and is, therefore, contrary to Policies CP12 and CP13 of the Horsham District Local Development Framework: Core Strategy (2007) and the Horsham District Local Development Framework: Planning Obligations Supplementary Planning Document (SPD) as it has not been demonstrated how the infrastructure needs of the development would be met.

DCS/25 **PLANNING APPLICATION: DC/15/0674 – THE STATIONING OF 11 RESIDENTIAL MOBILE HOMES FOR ALL YEAR ROUND OCCUPATION**
SITE: BROOKS GREEN PARK, EMMS LANE, BROOKS GREEN
APPLICANT: MR DOE

The Development Manager that this application sought full planning permission for the siting of 11 mobile homes for year round occupation.

The proposed units would be single storey with shallow pitched roofs, 3.4 metres in height, 11.3 metres in length and 5.8 metres in width.

The application site was located to the east of Emms Lane near Brooks Green. The rear boundary was defined by Trout Lane to the west of the site and is lined by mature trees.

The site formed part of Brooks Green Park which housed 60 existing caravans divided in to two areas. The proposed site was to the eastern most

DCS/25 Planning Application: DC/15/0674 (Cont.)

part of the site on which there was planning permission for 36 permanently sited residential mobile homes and the site had received planning permission for a further 4 residential mobile homes. The northern half was comprised of units that were occupied for residential purposes all year round.

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 objected to the application. Six letters of support and one of comment had been received. Two members of the public 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 principle of the development; impact upon the character of the area; residential amenity; and parking and access.

RESOLVED

- (i) That a S106 legal agreement be secured.
- (ii) That on completion of (i) above, planning application DC/15/0674 be determined by the Development Manager.

DCS/26 PLANNING APPLICATION: DC/15/0081 – DEVELOPMENT COMPRISING 8 NO DWELLINGS, INCLUDING CONVERSION OF 1ST FLOOR OF FORMER PUBLIC HOUSE AND ASSOCIATED OUTBUILDINGS FOR 4 NO FLATS/MAISONETTES AND ERECTION OF 4 NO THREE BEDROOM SEMI-DETACHED HOUSES, WITH ASSOCIATED VEHICULAR ACCESS FROM BROOK HILL, VEHICLE TURNING PROVISION, 28. NO CAR PARKING SPACES (INCLUDING 12 NO FOR THE RESIDENTIAL DWELLINGS) PEDESTRIAN ACCESS FROM THE STREET, AND ASSOCIATED LANDSCAPING
SITE: THE COACH HOUSE, HORSHAM ROAD, COWFOLD
APPLICANT: EVOLVE ESTATES LIMITED

The Development Manager sought full planning permission for the conversion and re-development of the former coach house pub and its immediate curtilage. It was proposed that the first floor of the former pub be

DCS/26 Planning Application: DC/15/0081 (Cont.)

converted in to two flats. The application also proposed the erection of three 2-storey dwellings on land to the rear and east of the site.

The site would be accessed from the existing vehicular access on Brook Hill, which was to the north of the existing roundabout junction. The existing access onto The Street would be maintained for pedestrians only. 12 car parking spaces would be provided to serve the residential element of the proposal and the existing car park provide an additional 15 formal spaces for the Co-op convenience store which occupies the ground floor of the former Public House.

In addition to the residential scheme, the ground floor of the existing outbuilding fronting onto the A281 would be converted into 66 sqm of retail.

The application site was located within the centre of the village of Cowfold and immediately to the east of the roundabout junction of Brook Hill/The Street – to the north and south respectively – and with Station Road to the west.

There was a large tarmacked area to the rear of the building which was previously used as a car park in association with the public house.

The site was located within the Cowfold Conservation Area and there were existing residential properties to the north, south and east of the site. The residential property to the north, Jersey Cottage, had a south facing gable wall towards the car parking area and to the east were the rear of the properties fronting Fairfield Cottages. To the south and beyond the existing annex outbuildings were more traditional two-storey Victorian dwellings.

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, however, they raised several reservations. 14 letters of objection had been received. One member of the public spoke in objection to the application the applicant's agent 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 principle of development; highway safety; air quality and noise control; and impact on the conservation area and the amenity of neighbouring residents.

DCS/26 Planning Application: DC/15/0081 (Cont.)

RESOLVED

That planning application DC/15/0081 be determined by the development manager. The provisional view of the committee was that the application be granted subject to amending the conditions set out within the report.

DCS/27 **PLANNING APPLICATION: DC/14/2458 – ERECTION OF DWELLING SITE: LAND NORTH OF LITTLE BROOK HOUSE TROUT LANE BROOKS GREEN**
APPLICANT: MR RICHARD HAWKES

This item was removed from the agenda.

DCS/28 **PLANNING APPLICATION: DC/14/1920 – CHANGE OF USE OF OLD DAIRY AND MILKING PARLOUR TO 2 X B1/B8 UNITS AND REGULARISATION OF PARTIAL CHANGE OF USE OF BARN TO PROVIDE 5 X STORAGE UNITS AS PART OF THE FARM DIVERSIFICATION SCHEME**
SITE: CALCOT FARM HORSHAM ROAD STEYNING
APPLICANT: JESSE BROTHER PARTNERSHIP

The Development Manager reported that the application sought retrospective permission for the change of use of agricultural buildings to two B1/B8 units and the regularisation of a partial change of use of a barn to provide five storage units (B8). The application was submitted as a Farm Diversification scheme, to help support the existing farm business.

The buildings had been in agricultural use prior to their conversion for 40 years. No external works had taken place or were proposed. The application also proposed the retention of five storage units in B8 use the largest unit being 36 sqm in area and the smallest having a floor area of 30 sqm . The application proposed the change of use of the milking parlour to two B1/B8 units, which would have floor area of 45 sqm and 35 sqm.

The application site was located within open countryside on the western side of Horsham Road, between Ashurst and Steyning. Access would be from Horsham Road via a private track which was not solely owned by the applicant. The site formed part of a larger farming enterprise which consisted of Calcot Farm, New Wharf Farm and Northover Farm. The site was located to the north of Calcot farm, comprised of a number of existing agricultural buildings.

The dairy and milking parlour had been redundant since and the other agricultural building became redundant to the farm due to its limited size.

DCS/28 Planning Application: DC/14/1920 (Cont.)

The nearest residential property was located to the south west of the site, this was not within the applicant's ownership but shared the access with the application site. There were further dwellings 100 metres to the north of the application site.

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. One letter of objection had been received. Two members of the public spoke in objection to the application, two members of the public and the applicant's agent 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 principle of development; amenity of adjoining properties; and parking and highway safety.

RESOLVED

That planning application DC/14/2458 be granted subject to the following conditions:

- 01 No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.
- 02 The development hereby approved shall be used for B1 or B8 use; and for no other purpose (including any other purpose in any class B1 or B8; in the schedule to the Town and Country Planning (Use Classes) Order 1987.
- 03 No burning of materials shall take place on the site.
- 04 No work shall be undertaken on the site except between the hours of:-
0730 hours and 1800 hours on Mondays to Fridays inclusive,
0800 hours and 1300 hours on Saturdays,

DCS/28 Planning Application: DC/14/1920 (Cont.)

- and no work shall be undertaken on Sundays and Bank and Public Holidays.
- 05 No vehicles, plant or machinery shall be operated and no process carried out and no deliveries taken or dispatched from the site outside the following times:-
0730 hours and 1800 hours on Mondays to Fridays inclusive,
0800 hours and 1300 hours on Saturdays,
and not on Sundays and Bank and Public Holidays.
- 06 No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas hereby approved by the Local Planning Authority [shown on plan ref A4-8814/03 and plan ref A4-8814/02].

DCS/29 **PLANNING APPLICATION: DC/14/2761 – CONSTRUCTION OF TWO-BEDROOM DETACHED DWELLING.**
SITE: LAND NORTH OF BADEN HOUSE, LONDON ROAD, ASHINGTON
APPLICANT: MR P LEWIS

The Development Manager reported that the application sought outline planning permission for the construction of a two bedroom detached dwelling. The application had been submitted with all matters reserved except the principle of development.

An indicative layout, floor plan, elevations and access had been submitted with the proposal which showed the access to the site from London Road, retaining the existing vehicular access although it would be widened by 600mm to the south.

The application had been amended to show the indicative layout of the two storey property that was 6.3 metres wide, 7.98 metres deep with a height of 7.4 metres. The indicative block plan showed the proposed dwelling set 4.5 metres from the northern boundary, six metres from the southern boundary and 10.3 metres from the western boundary.

The application site was located within the built up area of Ashington on the western side of London Road. There was a single dwelling to the north of the site and another to the south. The site had a dropped kerb and gated entrance onto London Road with a hedge forming the eastern boundary. A panel fence formed the rear boundary and the northern boundary. To the south of the site there was a panel fence of varying heights that would allow views into the application site.

DCS/29 Planning Application: DC/14/2761 (Cont.)

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. Five letters of objection, one of support and one of comment had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: The principle of development; impact on amenities of neighbouring properties; and access.

RESOLVED

That planning application DC/14/2761 be granted subject to the following conditions:

- 01(a) Approval of the details of the layout of the development, the scale of each building, the appearance of each building, access to and within the site and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
- (b) Plans and particulars of the reserved matters referred to in condition (a) above, relating to the layout of the development, the scale of each building, the appearance of each building, access to and within the site and the landscaping of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
- (c) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
- (d) The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

DCS/29 Planning Application: DC/14/2761 (Cont.)

- 02 Before development commences precise details of the finished floor levels of the development in relation to a nearby datum point shall be submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.
- 03 No development shall take place until details of screen walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected. Thereafter the screen walls and/or fences shall be retained as approved and maintained in accordance with the approved details.
- 04 The building(s) hereby approved shall not be occupied until the parking turning and access facilities have been provided in accordance with the plans to be submitted and approved in writing with the Local Planning Authority and the parking turning and access facilities shall thereafter be retained solely for that purpose [and solely in connection with the development].
- 05 The dwelling hereby permitted shall not be occupied unless and until provision for the storage of refuse/recycling bins has been made within the site in accordance with details to be submitted to and approved in writing by the local planning authority.
- 06 No burning of materials in connection with the development shall take place on the site.
- 07 Before development commences, details of the provision of facilities for the parking of cycles shall be submitted to and approved by the Local Planning Authority and the facilities so provided shall be thereafter retained solely for that purpose.
- 08 No works or development shall take place unless and until full details of all hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. All such works as may be approved shall then be fully implemented in the first planting season, following

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- commencement of the development hereby permitted and completed strictly in accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
- 09 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A, B, C, D, E of Part 1 of Schedule 2 to the order shall be erected constructed or placed within the curtilage of the dwellings hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling(s) unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.
- 10 No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 11 The windows at first floor level in the north, south and west elevations of the building shall at all times be glazed with obscured glass precise details of which, together with details of any opening, shall be submitted to and approved by the Local Planning Authority in writing before installation. The approved glass and any agreed opening details shall be maintained at all times.

DCS/30 **PLANNING APPLICATION: DC/14/0820 – CHANGE OF USE TO
RESIDENTIAL AND RETENTION OF SUMMER HOUSE**
SITE: WHEELERS WELL WEST END LANE HENFIELD
APPLICANT: IAN AND VALERIE COX

The Development Manager reported that the application sought full planning permission for the retention of an existing summer house and for the extension of the residential garden area of the applicant's property. The summer house measured 8.5 metres in length, 3.7 metres in width, with a varying height between 2.5 metres and 2.2 metres. The summer house was located on an existing concrete base, which remained from a previous storage shed building.

The application site was located to the west of Henfield on West End Lane, and was within open countryside. There was a public footpath to the east of the site, with a high wall surrounding the southern boundary. The applicants dwelling had an existing access to the west of their dwelling and a second from the south.

The summer house was located within a wooded area to the east of the host dwelling, this area formed part of the land proposed to be changed to become part of the residential garden area for the host dwelling.

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 provided there would be no element of residential use attached to the summer house. Nine letters of objection, nine of support and two of comment had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: The principle of development and, appearance and siting.

RESOLVED

That planning application DC/14/0820 be refused for the following reason:

- 01 The proposed development is considered unacceptable by virtue of the separation distance from the main dwelling and the level of proposed accommodation which is considered over and above an ancillary use. Furthermore the applicant has failed to demonstrate the acceptability of a new unit of residential accommodation in this location. As

DCS/30 Planning Application: DC/14/0820 (Cont.)

such the scheme would be contrary to policies DC9 and DC28 of the Horsham District Local Development Framework General Development Control and CP4 of the Horsham District Local Development Framework: Core Strategy (2007).

The meeting closed at 15:53 having commenced at 14:00.

CHAIRMAN