

DEVELOPMENT CONTROL (SOUTH) COMMITTEE**15th April 2014**

Present: Councillors: David Jenkins (Chairman), Sheila Matthews (Vice-Chairman), Roger Arthur, Adam Breacher, Jonathan Chowen, Philip Circus, Roger Clarke, George Cockman, David Coldwell, Ray Dawe, Brian Donnelly, Jim Goddard, Liz Kitchen, Brian O'Connell, Roger Paterson, Sue Rogers, Kate Rowbottom, Jim Sanson, Diana van der Klugt, Claire Vickers

Apologies: Councillor Gordon Lindsay

DCS/114 **MINUTES**

The minutes of the meeting of the Committee held on 18th March 2014 were approved as a correct record and signed by the Chairman.

DCS/115 **INTERESTS OF MEMBERS**

<u>Member</u>	<u>Item</u>	<u>Nature of Interest</u>
Councillor Jonathan Chowen	DC/13/2381	Personal – he lives near the site
Councillor David Coldwell	DC/13/2420	Personal – he is acquainted with one of the public speakers
Councillor George Cockman	DC/13/2420	Personal and prejudicial – he knows a supporter of the application
Councillor Jonathan Chowan	DC/13/2310	Personal and prejudicial – the application site is visible from his home
Councillor Adam Breacher	DC/13/2310	Personal – he is acquainted with one of the public speakers

DCS/116 **ANNOUNCEMENTS**

There were no announcements.

DCS/117 **APPEALS**Appeals LodgedWritten Representations/Household Appeals Service

<u>Ref No</u>	<u>Site</u>	<u>Appellant(s)</u>
DC/13/2169	Westlands Nursery, West End Lane, Henfield	Mrs Sally-Jane Reid

DCS/117 Appeals (Cont.)

Appeal Decisions

<u>Ref No</u>	<u>Site</u>	<u>Appellant(s)</u>	<u>Decision</u>
DC/13/1929	Gallina, Gay Street Lane, North Heath, Pulborough	Mr Nicholas Overton-Smith	Allowed
DC/13/0147	Land at Daux Wood, Marringdean Rd, Billingshurst	Rydon Homes Ltd	Allowed
DC/13/1972	2 Glenthorne, Henfield Road, Cowfold	Ms Hayley Rich	Dismissed
DC/13/1677	2 Lock Farm Cottages, Lock, Partridge Green	Mr & Mrs Nick Murphy	Dismissed
DC/13/0475	Luckista Caravan Site, Billingshurst Rd, Ashington	Frankham Real Estates Ltd	Dismissed

DCS/118 **PLANNING APPLICATION: DC/12/0940 – INSTALLATION OF SKATEBOARD FACILITY**
SITE: MEMORIAL PLAYING FIELDS, CHARLTON STREET, STEYNING
APPLICANT: MRS SUE BOOTH

Item withdrawn from the agenda.

DCS/119 **PLANNING APPLICATION: DC/13/1296 – CONSTRUCTION OF A CONCRETE SKATEPARK IN THE CAR PARK AT THE REAR OF STEYNING LEISURE CENTRE AND INSTALLATION OF 20 REPLACEMENT CAR PARKING SPACES ON SCHOOL PLAYING FIELD LAND**
SITE: STEYNING LEISURE CENTRE, HORSHAM ROAD, STEYNING
APPLICANT: FRIENDS OF MEMORIAL PLAYING FIELD (MR PETER COMBER)

Item withdrawn from the agenda.

DCS/120 **PLANNING APPLICATION: DC/13/2381 – TEMPORARY CHANGE OF USE FROM AGRICULTURE TO A SOLAR FARM WITH CONTINUED AGRICULTURE AND ASSOCIATED INFRASTRUCTURE**
SITE: PRIORS BYNE FARM, BINES ROAD, PARTRIDGE GREEN
APPLICANT: MRS EMMA SIDDONS
(Councillor Jonathan Chown declared a personal interest in this application as he lived near the application site.)

The Head of Planning & Environmental services reported that this application sought permission for the redevelopment of approximately 17.7 hectares of agricultural land for solar energy generation. The solar arrays would be ground mounted on galvanised metal frames and cover approximately half the site. The solar panels would have a maximum height

DCS/120 Planning Application: DC/13/2381 (Cont.)

of 2.5 metres with three to 5.5 metres between rows. Transformer and inverter kiosks, and a control cabin to transfer the energy to the National Grid would also be installed. A two metre high deer security fence would surround the site. A temporary site compound with new vehicular access onto Honeybridge Lane would be required on the southern boundary during the construction phase. The proposal was for a 25 year operational period, with one year for construction and one year for decommissioning.

The application site was located two kilometres southwest of Partridge Green and one kilometre east of the A24 dual carriageway on agricultural land in open countryside, approximately four kilometres to the north of the South Downs National Park. The site comprised four agricultural fields on a southeast facing slope. A public right of way passed from north to south through the site, and also along its north-eastern edge. There was a small area of woodland in the centre of the site and drainage ditches through the site connected to a tributary to the River Adur close to the eastern boundary.

The northern boundary was open in places and elsewhere lined with mature trees, woodland and hedgerows. There was dense hedgerow along the eastern boundary. Honeybridge Lane, lined with hedgerows and mature trees, was to the south. The western boundary was a private track leading to Honeybridge Lane. Dalesdown, a conference centre and retreat, adjoined the site to the northwest. The application site for the proposed solar farm at Honeybridge Lane (DC/13/2310) was approximately 130 metres to the south east of the site.

The National Planning Policy Framework 2012; 'Planning Practice Guidance for Renewable and Low Carbon Energy DCLG' guidance note; Local Development Framework Core Strategy Policies CP1, CP2, CP15 and CP19; Local Development Framework General Development Control Policies DC1, DC2, DC5, DC6, DC8, DC9, DC10, DC13, DC23 and DC40; and Horsham District Planning Framework Preferred Strategy were relevant to the determination of this application.

There was no relevant planning history in relation to this site.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. It was reported at the meeting that the South Downs National Park Authority had raised no objection to the proposal. The Parish Council requested sufficient screening and commented on the proposal. Two letters of comment, two letters of support and eleven letters of objection had been received. Since preparation of the report a letter of support from the National Farmers Union had also been received. One member of the public spoke in objection to the application, two members of the public and the applicant spoke in support to the application.

DCS/120 Planning Application: DC/13/2381 (Cont.)

Members considered the impact of the proposal on the landscape character of the area to be a key consideration in the determination of the application. Members also considered the principle of development, impact on neighbouring amenity, public rights of way and transport, particularly during the construction of the proposal.

Members discussed the principle of the proposal in the context of national and local policy which encouraged the use of renewable resources. Whilst the proposal would bring large scale generation of renewable energy, Members noted the location and scale of the site within the wider landscape and discussed the potential impact of the proposal on the surrounding area.

Members were concerned that the location of the site within the landscape was such that the proposal would be prominent and have a significant impact on the surrounding landscape which could not be mitigated through additional planting.

Members noted concerns regarding the use of Honeybridge Lane during the construction phase of the proposal and considered its narrow nature and the impact its use could have on local residents during construction.

Having discussed the principle of renewable energy in the context of this particular site, Members considered that, in this instance, the impact of the proposal would have a significant detrimental impact on the character and fabric of the landscape and this would outweigh the potential benefits.

Members therefore concluded that the proposal was unacceptable.

RESOLVED

That application DC/13/2381 be refused for the following reason:

The proposed development would, by reason of its scale, have an adverse impact on the character and fabric of the landscape by introducing a discordant and intrusive feature which would impact on the visual enjoyment of the countryside and which outweighs the environmental benefits arising from the development. As such the proposal would be contrary to the environmental objectives as set out in Section 11 of the NPPF to conserve and enhance the natural environment, and policies CP1; CP2; CP15 of the Horsham District Council Local Development Framework Core Strategy and policies DC1; DC2; DC8 and DC9 of the Horsham District Council Local Development Framework Detailed Development Control Policies.

DCS/121 **PLANNING APPLICATION: DC/13/2420 – SOLAR FARM COMPRISING ARRAYS OF PHOTOVOLTAIC PANELS AND ANCILLARY PLANT, EQUIPMENT, EQUIPMENT HOUSING AND UNDERGROUND CABLE TO CONNECT PARK TO THE NATIONAL GRID**
SITE: HUDDLESTONE FARM HORSHAM ROAD STEYNING
APPLICANT: HUDDLESTONE FARM SOLAR PARK LTD

(Councillor David Coldwell declared a personal interest in this application as he was acquainted with one of the public speakers. Councillor George Cockman declared a personal and prejudicial interest in this application as knew one of the supporters. He withdrew from the meeting and took no part in the consideration of the item.)

The Head of Planning & Environmental Services reported that this application sought permission for the installation of solar panels on a site of approximately 32 hectares. The development would include arrays of solar panels, ancillary equipment, including inverters, a District Network Operator (DNO) connection point and building and cabling, security fence and proposed landscape and ecological enhancements. The proposal would have an operational life of 30 years after which time it would be decommissioned.

The installation would cover significantly less land than the 32 hectare site, which would include field boundaries and aisles of up to seven metres between rows of array panels. The arrays would be 2.3 metres high and would run from west to east. Access would be from Horsham Road to the west of the site.

The application site was located just over one mile north of Steyning on land in arable use comprising two fields set some distance from the Horsham Road to the west. There was a block of woodland near the north western corner of the site and the other field boundaries are marked by hedgerows. The surrounding area was rural in character with sporadic residential development.

There were clear views of the site from a public right of way which ran along the western boundary of the site and a public right of way to the north of the site.

The National Planning Policy Framework 2012; Local Development Framework Core Strategy Policies CP1, CP2, CP3 and CP15; Local Development Framework General Development Control Policies DC1, DC2, DC5, DC8, DC9 and DC40 and 'Planning Practice Guidance for Renewable and Low Carbon Energy' DCLG guidance note were relevant to the determination of this application.

There was no relevant planning history in relation to this site.

DCS/121 Planning Application: DC/13/2420 (Cont.)

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. It was reported at the meeting that the South Downs National Park had raised no objection to the proposal. The Steyning 10:10 Climate Action Group had written a letter of comment. The Parish Council commented on the application. Two letters of objection, one of comment and eleven letters of support had been received. Three members of the public spoke in objection to the application and two members of the public spoke in support. The applicant's agent spoke in support of the proposal.

Members considered the principle of the proposal in the context of national policy which encouraged the use of renewable resources. Whilst the proposal would bring large scale generation of renewable energy, Members were concerned at the impact of the proposal on the surrounding area. The Landscape Architect had objected to the proposal and Members discussed the visual impact on nearby residents and those using the public paths in the vicinity.

Members considered that the site was dominant within the landscape and due to its scale and location the proposed landscaping enhancements would not overcome the significant adverse impact on the visual amenity and landscape character of the surrounding area as well as on the setting of the South Downs National Park.

Members therefore concluded that the significant and demonstrable harm of the proposal outweighed the potential benefits and was therefore unacceptable.

RESOLVED

That application DC/13/2420 be refused for the following reason:

- 01 The proposed development by reason of its siting, extent and the character of the use would result in significant adverse visual amenity impacts on users of the footpaths on the site and in the surrounding area together with owners of nearby residential properties as well as significant adverse landscape character impacts on the site itself and its immediate surrounds as well as on the setting of the South Downs National Park. The proposal is therefore contrary to the requirements of Policies CP1, CP2 & CP3 of the Core Strategy, Policies DC1, DC2 & DC9 of the General Development Control Policies and Section 11 of the National Planning Policy Framework.

DCS/122 **PLANNING APPLICATION: DC/13/2310 – INSTALLATION OF GROUND MOUNTED PHOTOVOLTAIC SOLAR ARRAYS TO PROVIDE CIRCA 10MW GENERATION CAPACITY TOGETHER WITH 5 NO. INVERTER STATIONS, LANDSCAPING, DEER FENCING, ACCESS GATE AND ANCILLARY INFRASTRUCTURE**

SITE: LAND NORTH OF SOPERS COPSE, HONEYBRIDGE LANE, ASHURST

APPLICANT: LUMINICITY

(Councillor Jonathan Chowen declared a personal and prejudicial interest in this application as the application site could be seen from his home. He was granted permission by the Chairman to speak for up to two minutes on the item, as a member of the public. He then withdrew from the meeting and took no part in the consideration of the item. Councillor Adam Breacher declared a personal interest in this application as he knew one of the public speakers.)

The Head of Planning & Environmental Services reported that this application sought permission for the installation of solar panels across a site of 28.28 hectares. During consideration of the proposal, the application had been amended: the extent of the solar arrays had been reduced to cover approximately one third of the site; and access to the site would be from Honeybridge Lane to the west, instead of from Ford Lane as originally proposed.

The proposed panels would be 2.2 metres high and be arranged in rows 3.8 metres apart facing south, running east to west across the site. A 12 metre buffer zone was proposed for the north western boundary of the site and to the north east there would be woodland planting measuring 15 metres wide and a six metre buffer zone. To the west there would be a six metre wide planting strip and a six metre buffer zone. Five transformer and inverter kiosks would be installed. A two metres deer proof fence would surround the site. The proposal was for a 25 year operational period, with one year for construction and one year for decommissioning.

The application site was located to the east of Honeybridge Lane, and the west of Ford Lane. The boundaries of the site were a mixture of hedgerow and individual trees with differing depths and heights of planting. Brookwood Farm, a Grade II listed building, was located to the south west of the site. A public right of way ran along the western boundary. A tributary of the River Adur was along the northern boundary.

The surrounding area was characterised by gently undulating fields, interspersed with hedgerows. The majority of the site was within the Wiston Low Weald.

The application site for the proposed solar farm at Priors Byne (DC/13/2381) was approximately 130 metres to the north west of the site.

DCS/122 Planning Application: DC/13/2310 (Cont.)

The National Planning Policy Framework 2012; Planning Practice Guidance 2014; 'Planning Practice Guidance for Renewable and Low Carbon Energy' DCLG guidance note; Local Development Framework Core Strategy Policies CP1, CP2, CP15 and CP19; Local Development Framework General Development Control Policies DC1, DC2, DC5, DC6, DC8, DC9, DC10, DC13, DC23 and DC40; and Horsham District Planning Framework Preferred Strategy were relevant to the determination of this application.

There was no relevant planning history in relation to this site.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. It was reported at the meeting that Gatwick Airport had raised no objection, South Downs National Park had raised no objection, and the Public Health and Licensing Officer had also raised no objection to the proposal. The Health & Safety Executive had not commented on the proposal.

The Parish Council objected to the amended application. Ten letters of objection, including one from CPRE (Horsham District), had been received to the amended proposal, and 12 letters of objection had been received to the original scheme. Four letters of support and one letter of comment had also been received. Two members of the public spoke in objection to the application, and two members of the public and a representative of the applicant spoke in support of the application. A representative of the Parish Council spoke in objection to the application.

Members considered the impact of the proposal on the landscape character of the area to be a key consideration in the determination of the application. Members also considered the principle of development, impact on neighbouring amenity, public rights of way and transport, particularly during the construction of the proposal.

Members discussed the principle of the proposal in the context of national and local policy which encouraged the use of renewable resources. Whilst the proposal had been amended following discussions with the Landscape Architect to mitigate the impact of the proposal within the landscape, Members considered that the site and scale of the proposal, within the undulating landscape, could not be sufficiently screened to prevent the proposal having a significant detrimental impact on the rural character of the area.

Members noted concerns regarding the use of Honeybridge Lane during the construction phase of the proposal and considered its narrow nature and the impact its use could have on local residents during construction.

DCS/122 Planning Application: DC/13/2310 (Cont.)

Having discussed the principle of renewable energy in the context of this particular site, Members considered that, in this instance, the impact of the proposal would have a significant detrimental impact on the character and fabric of the landscape and this would outweigh the potential benefits.

Members therefore concluded that the proposal was unacceptable.

RESOLVED

That planning application DC/13/2310 be refused for the following reason:

The proposed development would, by reason of its scale, have an adverse impact on the character and fabric of the landscape by introducing a discordant and intrusive feature which would impact on the visual enjoyment of the countryside and which outweighs the environmental benefits arising from the development. As such the proposal would be contrary to the environmental objectives as set out in Section 11 of the NPPF to conserve and enhance the natural environment and policies CP1; CP2; CP15 of the Horsham District Council Local Development Framework Core Strategy and policies DC1; DC2; DC8 and DC9 of the Horsham District Council Local Development Framework Detailed Development Control Policies.

DCS/123 **PLANNING APPLICATION: DC/13/2379 – THE ERECTION 50 DWELLINGS TOGETHER WITH ASSOCIATED HIGHWAY WORKS, PARKING, LANDSCAPING AND OPEN SPACE PROVISION**
SITE: LAND ADJOINING BLACKTHORNE BARN, MARRINGDEAN ROAD, BILLINGSHURST
APPLICANT: DOMINION DEVELOPMENTS (2005) LTD

The Head of Planning & Environmental services reported that this application sought full planning permission for the erection of 50 dwellings with access road, car parking, landscaping and open space.

The dwellings would comprise four 1-bedroom houses, 24 2-bedroom houses, eight 3-bedroom houses; seven 4-bedroom houses and seven 5-bedroom houses. Twenty units (40%) would provide affordable housing. The majority of the units would be two storeys with single storey units in the southern and eastern part of the site.

Access would be via the Cereston development to the north, which was accessed via an upgraded new junction with Marringdean Road. Parking would be provided either by way of parking bays or a combination of parking

DCS/123 Planning Application: DC/13/2379 (Cont.)

bays and garages. There would be 112 car parking spaces, including five visitor spaces.

The application site was located 1.2 kilometres south of Billingshurst village centre outside any built-up area, and was adjacent to Blackthorne Barn, on the western side of Marringdean Road. The Cereston development (DC/10/0939) to the north was currently under construction. The railway line to the west was separated from the site by fields. Fields also lay to the south. A private access road to Blackthorne Barn and the neighbouring property, Great Gillmans, ran alongside the eastern boundary of the site.

The site was a greenfield site approximately 3.23 hectares that comprised three fields intersected by boundary fences, hedges and trees. There was predominantly residential development of a variety of types and styles to the north. Great Gillmans Farmhouse, a Grade 11 listed building, was 100 metres to the south east.

The proposal had been submitted under the terms of the Facilitating Appropriate Development SPD which sought to deliver small housing sites, on greenfield and brownfield sites adjoining defined settlement boundaries in the District, capable of delivering housing in the short term and to maintain the Council's rolling five year housing land supply.

The National Planning Policy Framework 2012; Local Development Framework Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP9, CP12, CP13 and CP19; Local Development Framework General Development Control Policies DC1, DC2, DC3, DC5, DC6, DC7, DC8, DC9, DC10, DC18 and DC40; the Facilitating Appropriate Development Supplementary Planning Document (SPD); the Planning Obligations SPD; and the Horsham District Planning Framework preferred strategy were relevant to the determination of this application.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. It was reported at the meeting that the Conservation and Design Officer had raised no objection and considered that, with adequate screening, the minor harm caused by the proposal would not outweigh the public benefit brought by the proposal. The Parish Council objected to the application. Fourteen letters of objection had been received. Two members of the public spoke in objection to the application and a representative of the Parish Council spoke in objection to the proposal.

During the course of the meeting, some inconsistencies within the report presented to the Committee were identified by officers, and Members agreed that the application should be deferred to allow for further details of layout and design of the proposal to be made available to Members prior to the determination of the application.

DCS/123 Planning Application: DC/13/2379 (Cont.)

In response to a query from a representative of the applicant, it was confirmed that the application would be determined at the next meeting of the Committee.

RESOLVED

That application DC/13/2379 be deferred until the next Committee meeting to allow for details of layout and design to be supplied to Members.

DCS/124 **PLANNING APPLICATION: DC/14/0089 – ERECTION OF 15 DWELLINGS COMPRISING 6 X 3 BED, 3 X 2 BED, 5 X 2 BED FLATS (SOCIAL), 1 X 1 BED (SOCIAL), 26 PARKING SPACES AND IMPROVEMENT OF EXISTING ACCESS PURSUANT TO OUTLINE APPLICATION DC/12/1975 (APPROVAL OF RESERVED MATTERS)**
SITE: PENN RETREAT, RECTORY LANE, ASHINGTON
APPLICANT: MILDREN HOMES (MR CHRIS WINGHAM)

The Head of Planning & Environmental services reported that this reserved matters application sought permission for the erection of 15 dwellings comprising six 3-bedroom houses in three semi-detached blocks, three 2-bedroom houses in one terrace and a block of flats (social housing) comprising five 2-bedroom flats and one 1-bedroom flat. The scale and appearance of the dwellings and landscaping were to be considered under this reserved matters application.

The application included improvements to the existing access off Rectory Lane, following the granting of outline consent under application DC/12/1975. Pedestrian access would be from a footpath onto Rectory Lane and a lych gate onto Penn Gardens.

Each house had two car parking spaces and each flat had one car parking space, with two additional disabled bays. There were individual gardens for the houses and an area of communal grounds laid to lawn would be provided for the flats. There was an area for cycles and refuse and recycling bins for the flats.

The application site was located approximately 140 metres west of the built up area boundary of Ashington, directly north of Penn Gardens housing development.

The site had previously been used as a gypsy site, with the latest temporary consent for three gypsy pitches expiring in 2012. There was hedging along the northern boundary and vegetation to the west. The eastern boundary of hedge bordered the vehicular access to Penn Gardens. The brick wall along the southern boundary defined the rear gardens of Penn Gardens.

DCS/124 Planning Application: DC/14/0089 (Cont.)

The four terrace houses in Penn Gardens backing onto the site and one to the site of the site were at a higher level due to the slope of the land.

The National Planning Policy Framework 2012; National Planning Practice Guidance; Local Development Framework Core Strategy Policies CP1, CP3, CP5, CP12 and CP15; and Local Development Framework General Development Control Policies DC1, DC2, DC9, DC18, DC30, DC32 and DC40 were relevant to the determination of this application.

Relevant recent planning history included:

AS/27/01	Retention of a mobile home	Granted
DC/04/1989	Siting of mobile home (Renewal of temporary permission AS/27/01)	Granted
DC/05/2640	Erection of 3 dwellings (Outline)	Withdrawn
DC/06/0295	Replacement mobile home and erection of 2 mobile homes	Granted
DC/10/1288	Proposed stationing of 6 traveller/gypsy pitches plus outbuildings and storage area. Formation of new access and hardstanding.	Withdrawn
DC/12/1975	Erection of 15 dwellings comprising 6 x 3-bed, 3 x 2-bed, 5 x 2-bed flats (social), 1 x 1-bed flat (social) and improvement of existing access (Outline Planning)	Granted

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The Parish Council supported the application, and their comments were noted. One letter of objection had been received.

The principle of residential development had been established with the granting of outline consent under application DC/12/1975. Members noted the design of the buildings and considered that their scale and design would be consistent with the character of the rural location.

It was noted that all mature hedgerows and trees would be retained and it was considered that the proposed additional planting would reinforce the rural nature of Rectory Lane.

Members noted that the proposal had been developed over a long period and had the support of the Parish Council. The Parish Council's concerns regarding the proposed lych gate and the design of the bin and bike store were noted, together with their request regarding streetlighting. The Parish Council had also sought clarification regarding the ratio of rented to shared ownership affordable housing.

DCS/124 Planning Application: DC/14/0089 (Cont.)

Members concluded that the proposal was acceptable in principle and requested that the Parish Council's considerations be addressed during the determination of the application.

RESOLVED

That application DC/14/0089 be determined by the Head of Planning & Environmental Services to allow for: reconsideration of the inclusion of the lych gate into Penn Gardens; reconsideration of the wooden bin and bike store with a view to redesigning it as a brick built structure; the approval of an appropriate streetlighting design; and confirmation of the affordable housing split between rented and shared ownership. The preliminary view of the Committee was that the application should be granted.

DCS/125 **PLANNING APPLICATION: DC/13/0683 – OUTLINE PERMISSION FOR THE ERECTION OF 1 NO. 4-BEDROOM DETACHED HOUSE WITH GARAGE, 2 NO. 3-BEDROOM AND 1 NO. 2-BEDROOM TERRACED HOUSES, EACH WITH GARAGE OR PARKING SPACE, PLUS 5 ADDITIONAL PARKING SPACES FOR RETAINED DWELLING AND OFFICE ON SITE, ALL OFF COMMUNAL DRIVEWAY WITH ACCESS ONTO STATION ROAD**
SITE: BARTRAM HOUSE, STATION ROAD, PULBOROUGH
APPLICANT: MR DAVID ROBINSON AND OTHER TRUSTEES

The Head of Planning & Environmental services reported that this application sought outline planning permission for the erection of one 4-bedroom detached house, two 3-bedroom and one 2-bedroom terraced houses, each with a garage and/or parking space, plus five additional parking spaces for retained dwelling and office on the site. Matters for consideration were the principle of the development and access, with all other matters reserved for future determination.

The proposed access would use the existing driveway to the west of the site, and bring the entrance further towards the carriageway. The retaining wall and footpath fronting Station Road would be extended with a view to increasing visibility to the east of the access.

The application site was located within the built up area of Pulborough, a Category 1 settlement. Bartram House was a two storey bay fronted building at a higher level than the road on the northern side of Station Road. There was a brick retaining wall, with a layby towards its eastern edge. An access drive to the west led to a parking area to the rear of the site and gave access to the residential property known as Lordings. The land sloped steeply up from the road. To the west was a vegetated and wooded bank,

DCS/125 Planning Application: DC/13/0683 (Cont.)

with properties within the Lyntons abutting the north western boundary and the property Brookview on the south-western part of the boundary. To the east of the site was a Natwest Bank, and to the south a small group of shops.

The National Planning Policy Framework 2012; Local Development Framework Core Strategy Policies CP1, CP3, CP4, CP5, CP12 and CP13; Local Development Framework General Development Control Policies DC9, DC18, DC19 and DC40; and Horsham District Planning Framework Preferred Strategy were relevant to the determination of this application.

Relevant planning history included:

DC/13/0764	Outline permission for the erection of 1 No 4-bedroom detached house, 2 No 3-bedroom and 6 No 2-bedroom terraced houses, each with a garage and/or parking space	Pending Consideration
DC/13/0765	Change of use and conversion of Bartram House to provide 4 x 2-bedroom flats and 1 x 2-bedroom maisonette, each with one parking space plus one additional space for Springfield	Pending Consideration

It was noted that DC/13/0765 sought permission for nine dwellings and did not include the demolition of Bartram House and Springfield, as stated in the report.

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. Forty-two letters of objection from ten individuals had been received. A further two letters of objection had been received since preparation of the report. Three members of the public spoke in objection to the application and the applicant addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to the proposal.

It was considered that the principal issues in the determination of the application were the impact of the development on the character of the surrounding area and on the amenities of nearby residents, land stability, and its impact on highway safety with particular regard to the access.

Whilst the Highway Authority had raised no objection on highway safety grounds, Members were concerned that the proposed design of the access could cause congestion due to the reduction in the size of the layby.

DCS/125 Planning Application: DC/13/0683 (Cont.)

Concerns were also raised regarding pedestrian safety, and visibility for vehicles using the access. Members also discussed concerns regarding overdevelopment of the site and the resulting intensified use of the access.

Members noted that a new crossing point was to be implemented by the Parish Council in close proximity to the site and Members were concerned that the impact of this had not been taken into account within the Highway Authority's assessment.

Members concluded that the Highway Authority should be asked to clarify their assessment of the access in the light of serious concerns raised by Members, and investigate the potential impact of the proposed new crossing. To enable Members to seek further clarification, it was also requested that a Highways Engineer from West Sussex County Council be invited to attend the meeting when the proposal would be determined.

RESOLVED

That application DC/13/0683 be deferred to allow for further assessment of the application by the County Surveyor in the light of the Parish Council's proposed pedestrian crossing in the vicinity of the application site, and to invite a West Sussex County Council Highways Engineer to attend the Committee meeting when the application will be determined.

The meeting closed at 5.10pm having commenced at 2.00pm.

CHAIRMAN