

DEVELOPMENT CONTROL (SOUTH) COMMITTEE
18th March 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, Liz Kitchen, Gordon Lindsay, Brian O'Connell, Roger Paterson, Sue Rogers, Kate Rowbottom, Jim Sanson, Diana van der Klugt, Claire Vickers

Apologies: Councillor Jim Goddard

DCS/106 **MINUTES**

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

DCS/107 **INTERESTS OF MEMBERS**

<u>Member</u>	<u>Item</u>	<u>Nature of Interest</u>
Councillor Roger Paterson	DC/13/2328	Personal and prejudicial – he sits on the Board of Governors of Chichester College who own the land subject to the application

DCS/108 **ANNOUNCEMENTS**

There were no announcements.

DCS/109 **APPEALS**

Appeals Lodged

Written Representations/Household Appeals Service

<u>Ref No</u>	<u>Site</u>	<u>Appellant(s)</u>
DC/13/1614	Roundabout Hotel, Monkmead Lane, West Chiltington, Pulborough	Mr Chris Chapman
DC/13/0984	Abbots Lea, Littleworth Lane, Partridge Green	Mr and Mrs William Cotton
DC/13/1972	2 Glenthorne, Henfield Road, Cowfold	Ms Hayley Rich
DC/13/1929	Gallina, Gay Street Lane, North Heath, Pulborough	Mr Nicholas Overton-Smith

DCS/109 Appeals (Cont.)

Informal Hearings

<u>Ref No</u>	<u>Site</u>	<u>Appellant(s)</u>
DC/13/1674	Marnor, West End Lane, Henfield	Mr and Mrs Ron Richardson

Appeal Decisions

<u>Ref No</u>	<u>Site</u>	<u>Appellant(s)</u>	<u>Decision</u>
DC/13/1537	Ferndene, Bracken Close, Storrington	Mr R McCann	Allowed
DC/13/1813	Granary Barn, Wyckham Lane, Steyning	Mr and Mrs Barry Robinson	Dismissed
DC/12/2378	The Chase (land south of), Mill Lane, Partridge Green	Delcraven Ltd	Dismissed
DC/13/1759	Well Adjusted Health, The Sports Pavilion, Church Lane, Ashington	Mr Mark Jones	Dismissed
DC/13/1681	Tunsgate, Jarvis Lane, Steyning	Mr Michael Bissett-Powell	Dismissed

DCS/110 **PLANNING APPLICATION: DC/13/2328 – TO RELOCATE BREWERY FROM HORSHAM TO BRINSBURY COLLEGE CAMPUS INVOLVING THE ERECTION OF BUILDINGS, THE FORMING OF PARKING AND TURNING AREAS AND SECURITY FENCING, UPGRADE OF THE EXISTING FIELD ACCESS, PROVISION OF REED BED SYSTEM FOR WASTE WATER, SOLAR PANELS AND LANDSCAPING**
SITE: LAND SOUTH OF NYETIMBER WINE, STANE STREET, PULBOROUGH
APPLICANT: HEPWORTH & CO BREWERS LTD AND CHICHESTER COLLEGE

(Councillor Roger Paterson declared a personal and prejudicial interest in this application as he was on the Board of Governors of Chichester College which owned the application site. 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 planning permission for the erection of a new brewery for Hepworth & Co Ltd. There would be two brewery buildings in the northwest corner of the field. One would be 47 metres by up to 16 metres and seven metres high and include a shop/visitor centre with offices and three auxiliary brewery rooms. The other building would measure 72 metres by 25.4 metres with a ridge height of eight metres and be used for the brewery, packaging

DCS/110 Planning Application: DC/13/2328 (Cont.)

and warehouse. Solar panels would be installed on the roof. Both buildings would have olive green profiled metal cladding, with timber cladding on the visitor centre element. A small utility building, a malt silo, liquor and CO₂ tanks would be erected between the two main buildings.

A reed bed area would be created 140 metres from the brewery buildings in the south east corner of the field. It would measure 49 metres by 41 metres and provide ten reed beds, together with a final pool and willow bank.

There would be 18 visitor parking spaces in front of the visitor centre and 25 staff parking spaces to the rear of the visitor centre. Access from Stane Street would be upgraded to serve the site, which would be surrounded by security fencing and native hedging with some trees.

The brewery would operate from 6am to 10pm and the shop/visitor centre would be open seven days a week, with brewery tours taking place between 9am and 8pm Monday to Saturday.

The site was located within a countryside location and was part of Brinsbury College Campus, which currently used the land to graze horses. The site was to the north of the main campus, on the eastern side of Stane Street. There was open pasture to the north and south, and a railway line ran along the eastern boundary. 'Architectural Plants' was to the west, beyond a native hedgerow with mature oak trees.

The National Planning Policy Framework 2012; Local Development Framework Core Strategy Policies CP1, CP2 and CP15; Local Development Framework General Development Control Policies DC1, DC2, DC9, DC25, DC26, DC39 and DC40; Site Specific Allocations of Land 2007 Policy AL15; and Brinsbury Centre of Rural Excellent SPD 2009 were relevant to the determination of this application.

Relevant planning history included:

PL/108/95	Construction and operation of green waste composting facility	Withdrawn
DC/09/0266	Erection of a new winery and finishing building, security lodge, access, parking and landscaping	Withdrawn
DC/10/0284	Erection of a new winery and finishing building, security lodge, access, parking and landscaping	Granted

Permission DC/10/0284, which had been granted in May 2010, had never been built and had subsequently expired.

DCS/110 Planning Application: DC/13/2328 (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 Highway Authority had refused the applicant's request to amend conditions 16 and 19, which were in the interests of road safety and in accordance with DC40. The County Archaeologist had agreed to amend Condition 20, at the applicant's request, so that an archaeological organisation or appropriately qualified archaeologist would only be required to observe excavations 'in respect of the highway access and the reed bed area'. The County Ecologist had raised no objections.

West Chiltoningon Parish Council raised no objection subject to adequate landscaping. Whilst Pulborough Parish Council had raised no objection in principle, they objected to the siting of the buildings within the greenfield area away from the Campus buildings. Since preparation of the report they had reiterated that they had no objection, but raised concerns regarding highway safety. No further letters of representation had been received. The applicant addressed the Committee in support of the proposal, and a representative of the Parish Council spoke in support of the proposal.

It was considered that the principal issues in the determination of the application were the economic and educational benefits of the proposal, and its effect on the character and appearance of the countryside. Whilst the proposal would be contrary to policy regarding the protection and enhancement of the natural environment, Members were mindful of the emphasis on economic growth within national guidance.

The access arrangements onto the A29 were noted and Members considered the proposal to be acceptable in highway terms. Infrastructure and transport contributions of £41,314 had been requested.

The location within the site had been negotiated between the applicant and Brinsbury College. Members considered the visual impact of the development and its exposed location and noted that it would be prominent within the rural landscape. Members noted that a substantial landscaping plan would be required to mitigate the impact of the proposal.

Members discussed the proposal's relationship with Brinsbury College and considered the brewery would enhance the college and bring educational benefits. The proposal would also support a local business, bring jobs to the area and include a visitor attraction which would bring additional economic benefits to the area.

After consideration of all the material considerations, Members agreed that the economic, educational and community benefits of the proposal would outweigh the potential harm, which could be mitigated through appropriate hard and soft landscaping.

DCS/110 Planning Application: DC/13/2328 (Cont.)

Members therefore agreed that the proposal was acceptable in principle, subject to an amendment to Condition 12 to secure the submission and approval of a landscape plan prior to commencement of the development.

RESOLVED

- (i) That a legal agreement be entered into to secure transport infrastructure contributions.
- (ii) That, on completion of the agreement in (i) above, and subject to the expiry of the departure notice on 3rd April 2014, application DC/13/2328 be determined by the Head of Planning & Environmental Services. The preliminary view of the Committee was that the application should be granted.

DCS/111 **PLANNING APPLICATION: DC/13/1187 – DEVELOPMENT OF 58 RESIDENTIAL DWELLINGS COMPRISING 4 X 1-BED FLAT, 4 X 2-BED FLAT, 15 X 2-BED HOUSE, 20 X 3 BED HOUSE, 10 X 4 BED HOUSE AND 5 X 5-BED UNITS, WITH ASSOCIATED PARKING, GARAGING, INFORMAL OPEN SPACE AND PLAY AREA, TOGETHER WITH NEW ATTENUATION POND (OUTLINE)**
SITE: LAND NORTH OF THE RISE, PARTRIDGE GREEN
APPLICANT: RYDON HOMES LTD

The Head of Planning & Environmental services reported that this application sought outline permission for the erection of 58 residential dwellings. Matters for consideration were the principle of the development and access, with all other matters reserved for future determination.

The applicant had indicated that the proposal would include 26 affordable homes (45%) and comprise four 1-bedroom flats, four 2-bedroom flats, 15 2-bedroom dwellings, 20 3-bedroom dwellings, ten 4-bedroom dwellings and five 5-bedroom dwellings. The number of dwellings had been increased from 55 and the housing mix changed to reflect concerns of the Council's Housing Services Manager.

The proposed vehicular access would be from the western side off Littleworth Lane, towards the south eastern corner of the site. The access road would form a loop within the site and include a cul-de-sac.

The proposal indicated a mix of single, one and a half and two storey dwellings, with the majority being detached or semi-detached. There would be three rows of terraced properties located towards the northern and eastern edges of the site, and two blocks of flats. The 26 affordable units were anticipated to be 62.5% affordable rent and 37.5% shared ownership.

DCS/111 Planning Application: DC/13/1187 (Cont.)

The application site was located east of Littleworth Lane and north of The Rise adjacent to the built-up area of Partridge Green, a category 2 settlement. It comprised a largely open grassed field of approximately 2.3 hectares that sloped gently downwards towards the north from a high point just to the east of the centre of the southern boundary. It was bounded by mature hedgerow and a number of trees along the western boundary and by a line of trees and shrubs along the southern, eastern and northern boundaries. There was an open barn and a number of stable buildings located to the north western corner of the site.

The properties of Beauchamps, The Barn and Blanches House were approximately 75 metres north of the site, and separated by an area of rough grassland and scrub. The properties along The Rise were approximately 12 metres from the edge of the site. There were open fields east and west of the site.

The National Planning Policy Framework 2012; Local Development Framework Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP8, CP12, CP13 and CP15; Local Development Framework General Development Control Policies DC1, DC2, DC5, DC6, DC7, DC8, DC9, DC10, DC18, DC22, DC30 and DC40; the Facilitating Appropriate Development Supplementary Planning Document (SPD); the Planning Obligations SPD; and Partridge Green and Dial Post Design Statement (2001) 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. In particular the comments of Southern Water regarding the lack of capacity in the local network were noted. The Parish Council objected to the application. 28 letters of objection had been received objecting to the original scheme. A further six letters had been received in response to the amended plans. One member of the public spoke in support to the application and a representative of the Parish Council spoke in objection to the proposal.

Members considered the principle of development. Whilst the general need for housing across the District was relevant in the determination of the application, and the presumption in favour of sustainable development within the NPPF was a material consideration, Members noted that the site was a greenfield site outside the built-up area of a Category 2 settlement and as such was not in accordance with the strategic housing policies of the Local Development Framework 2007.

Members considered the impact of the proposal on the character of the undeveloped rural landscape. The site lay between the northern edge of Partridge Green and the hamlet of Littleworth and Members considered that

DCS/111 Planning Application: DC/13/1187 (Cont.)

the proposal would result in a perceived coalescence of these two settlements. Whilst it was noted that neither the County Council's Ecologist nor Natural England had raised objections to the proposal, Members were concerned that the development would result in an urbanising of the site.

It was noted that buildings in The Rise were predominantly single storey, whilst the proposal would be predominantly two and one and a half storey and would not relate well to the surrounding area.

Members considered the potential benefit of the proposal in contributing towards the housing needs of the area. Members discussed the housing mix, which had been amended to include additional smaller units to reflect local need. It was considered that the housing mix, as amended, failed to accord with policy DC18. Members also noted that the Local Neighbourhood Plan, which was being developed, would include potential new housing sites.

Members discussed the strong local opposition to the proposal, including concerns regarding the sustainability of the site in terms of transport links, access to facilities and infrastructure, and traffic volumes on Littleworth Road. Southern Water's comments regarding sewer capacity and concerns that the proposal would lead to an increased risk of flooding were also discussed.

It was noted that the applicant had not provided the required legal agreement in respect of contributions to Horsham District Council and West Sussex County Council.

In balancing these considerations, Members considered that in this case the potential adverse social and environmental impacts would significantly and demonstrably outweigh any potential benefits and the application was therefore considered unacceptable.

Members were advised that the first reason for refusal would include the adverse impact on the townscape as well as the landscape.

RESOLVED

That application DC/13/1187 be refused for the following reasons:

- 01 The proposed development by reason of its illustrative/intended layout, siting, form, scale and height of the development, would have a harmful urbanising impact on the rural landscape and townscape character of the site surrounds and on the rural setting of Partridge Green, and is likely

DCS/111 Planning Application: DC/13/1187 (Cont.)

- to result in poor design inappropriate to the landscape and townscape character of the area. The proposal would also result in perceived coalescence between Littleworth and Partridge Green. The development does not therefore meet the definition of sustainable development within the National Planning Policy Framework and the harm identified would significantly and demonstrably outweigh the benefits of the proposal. The development would therefore be contrary to National Planning Policy Framework policies including Para 7 the environmental dimension, Para 17, and those requiring good design, in particular Para 64, as well as Horsham Local Development Framework (2007) Core Strategy (2007) policies CP1, and CP3 and policy DC2, DC3 and DC9 of the Horsham District Local Development Framework: General Development Control Policies (2007).
- 02 The proposed development by reason of the proposed housing mix would fail to provide an appropriate level of smaller homes to fulfil the social needs of the District's population and therefore cannot be considered to represent sustainable development as set out in the National Planning Framework. It is considered that the adverse impacts of the scheme would significantly and demonstrably outweigh the benefits of the proposal and therefore the development is contrary to National Planning Policy Framework policies including paragraph 7 and 50, and is contrary to policy DC18 of the Horsham District Local Development Framework: General Development Control Policies (2007).
- 03 The proposed development cannot be considered to represent sustainable development as set out in the National Planning Framework as it fails to provide a mechanism for the provision of affordable dwellings or contributions towards improvements to transport, education, libraries, community facilities, open space and recreation, recycling, public art or fire and rescue infrastructure and would therefore fail to fulfil the social needs of the District's population. It is considered that the adverse impacts of the scheme would significantly and demonstrably outweigh the

DCS/111 Planning Application: DC/13/1187 (Cont.)

benefits of the proposal and therefore the development is contrary to National Planning Policy Framework policies and policy CP13 of the Horsham District Local Development Framework: Core Strategy (2007) and the Planning Obligations SPD (2007), as it has not been demonstrated how infrastructure needs for the development would be met.

DCS/112 **PLANNING APPLICATION: DC/13/1090 – DEMOLITION OF NYEWOOD COURT, CHANGE OF USE OF FORMER B1 BUILDING TO C3 DWELLINGS (3 X 3-BED AND 2 X 2-BED) WITH EXTERNAL ALTERATIONS, AND THE DEVELOPMENT OF AN ADDITIONAL 9 DWELLINGS (4 X 3-BED HOUSES, 1 X 3 BED FLAT AND 4 X 2-BED FLATS) AND ASSOCIATED INFRASTRUCTURE (TOTAL 14 DWELLINGS). SITE: NYEWOOD COURT, BROOKERS ROAD, BILLINGSHURST APPLICANT: W T LAMB HOLDINGS LIMITED**

The Head of Planning & Environmental Services reported that this application sought full permission for fourteen dwellings. A former B1 use building would be changed to residential use comprising three 3-bedroom and two 2-bedroom dwellings with external alterations. The building to be converted from B1 use was 34.9 metres by 8.7 metres with a flat roof 6.4 metres high. The building would be converted to include a 9.3 metre high pitched roof. Each of the five dwellings would have a rear garden.

The building at Nyewood Court would be demolished and nine dwellings comprising four 3-bedroom houses, and a block of flats comprising one 3-bedroom flat and four 2-bedroom flats were proposed.

Three of the 3-bedroom dwellings would be of the same design measuring 6 metres by 9.9 metres with a ridge height of 8.3 metres. Two of these would have single garages. The fourth 3-bedroom dwelling would measure 5.7 metres by 8.9 metres with a ridge height of 9.6 metres, with an integral single garage.

The block of flats would measure 32 metres by up to 6.6 m with a maximum ridge height of 11 metres. The ground floor would provide one 3-bedroom flat with communal bike and bin stores, and the first and second floors would each consist of two 2- bedroom flats.

All the dwellings would have two car parking spaces.

The application site was located within the built up area of Billingshurst, outside any employment protection zone. The site was to the south of Brookers Road which included residential properties to the northern side and

DCS/112 Planning Application: DC/13/1090 (Cont.)

commercial/industrial buildings to the south. The Huffwood Trading Estate, an employment protection zone, was to the west of the application site. There were two blocks of flats to the east of the site. The railway line, Billinghamurst Railway Station Car Park and a car park for the adjacent flats were to the south. There was a sub station within the north east corner of the site.

The National Planning Policy Framework 2012; Local Development Framework Core Strategy Policies CP1, CP3, CP5, CP11, CP12 and CP13; Local Development Framework General Development Control Policies DC9, DC19 and DC40 were relevant to the determination of this application.

Relevant recent planning history included:

DC/14/0291	A Prior Notification for the Change of Use of Nyewood Court and the former Beverley Environmental Engineering Limited Building from B1a to C3 use under the provisions contained within the Town and Country Planning (General Permitted Development) Order 1995 as amended	Pending Consideration
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The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Since preparation of the report a letter had been received from the applicant's agent, which had been sent to all Committee Members, contesting the recommended reasons for refusal and stating that there were inaccuracies within the report in terms of measurements. Members were advised that, based on the submitted plans, Officers maintained that the measurements as set out in the report were correct. The Parish Council had objected to the proposal. Three letters of objection had been received. A representative of the Parish Council spoke in objection to the proposal.

Members considered the principle of the development. The site was in a sustainable location, within walking distance from the station and local facilities, and the proposal would contribute towards the District's housing need. The site was currently used as an employment site and Members noted that the applicant had not provided evidence that the buildings were no longer required for commercial purposes.

Members considered that the employment site protection requirements within DC19 had not been met and the loss of the commercial site would be unacceptable. The change to residential use would be contrary to guidance within the NPPF which protected viable commercial land from residential redevelopment.

DCS/112 Planning Application: DC/13/1090 (Cont.)

The development would be highly visible from the footpath and railway line and located close to the industrial estate. Members noted the scale and design of the proposal and were concerned that it would result in overdevelopment of the area, in particular with regards to the height of the block of flats which were in close proximity to the commercial buildings on the Huffwood Trading Estate. Members also considered that Plot 9 would have an overbearing impact on the occupiers of Plot 8.

It was noted that the applicant had not provided the required legal agreement in respect of contributions to Horsham District Council and West Sussex County Council.

Having taken all material considerations into account, Members concluded that the potential harm caused by the development through its detrimental impact on the locality and the loss of commercial land outweighed the potential benefits and the proposal was unacceptable.

RESOLVED

That application DC131090 be refused for the following reasons:

- 01 The proposed block of flats due to their siting, design, scale and height would fail to be in keeping with the character of the area and would result in overdevelopment of the site. The proposal would also be highly prominent when viewed from the railway line and from the footpath and would relate poorly to the adjacent buildings on the Huffwood Industrial Estate contrary to Policy DC9 of the Development Control Policies 2007.
- 02 The dwelling on Plot 9 due to its siting, height and massing would result in the loss of light and outlook and have an overbearing impact on the amenities of the occupiers of the dwelling on Plot 8 contrary to Policy DC9 of the General Development Control Policies 2007.
- 03 It has not been demonstrated to the satisfaction of the Local Planning Authority that the commercial units are no longer needed and/or viable for employment use contrary to the requirements of Policy DC19 of the General Development Control Policies 2007.

DCS/112 Planning Application: DC/13/1090 (Cont.)

- 04 The proposed development makes no provision for contributions towards improvements to transport and community facilities infrastructure and is thereby contrary to Policy CP13 of the Core Strategy 2007 as it is not been demonstrated how infrastructure needs for the development would be met.

DCS/113 **PLANNING APPLICATION: DC/09/2129 – CONSTRUCTION OF PONDS ON LAND AT CAPON HILL FARM WITH ASSOCIATED WILDLIFE PONDS, WETLANDS, AMENITY SPACE, INFORMAL PARKING AND PLANTING CHANGING THE USE OF THE LAND FROM AGRICULTURAL (TURF PRODUCTION) TO QUIET INFORMAL LEISURE USE**
SITE: CAPONS HILL FARM STATION ROAD COWFOLD
APPLICANT: MR ANTHONY VERBEETEN

The Head of Planning & Environmental Services reported that this application sought permission for the construction of four fishing ponds, two shallow wildlife ponds, two wetland areas, a public amenity space and an area of informal parking and associated planting. The land would change from agricultural to leisure use.

The total area of the site was 18.24 hectares, with 8.5 hectares to be re-graded to create the ponds and other features. The works would take 12-18 months to complete, subject to a suitable and reliable supply of materials. To achieve this target there would be a maximum of 55 lorry movements per day. The applicant had stated that materials used for the construction of the ponds and re-grading of the site would be quality checked clean, uncontaminated materials.

The farm access off the A272 would be used to serve the development. There would be disabled access within the site in the form of 1.5 metre wide surfaced pathways. An informal parking area would be planted with trees and accommodate a maximum of 28 cars and 32 cycles.

The application site was located in a countryside location west of Cowfold on the northern side of the A272. It was roughly rectangular in shape and comprised a number of fields which had been used for turf production. This had left the land in a barren and impoverished condition unsuitable for arable farming or grazing. The site was elevated above the A272 and included a telecom mast and compound in the north east corner of the proposed car parking area. A number of farm buildings were located to the east of this area, outside the application site. A public footpath crossed the site from east to west.

DCS/113 Planning Application: DC/09/2129 (Cont.)

Capons Hill Farm, a residential property, and farm buildings, were south of the application site and east of the access track off the A272. There were fields delineated by hedgerows, mature trees and woodland with sporadic residential development in the surrounding area.

The National Planning Policy Framework 2012; Local Development Framework Core Strategy Policies CP1, CP2, CP5, CP15 and CP18; and Local Development Framework General Development Control Policies DC1, DC2, DC39 and DC40 were relevant to the determination of this application.

Relevant planning history included:

CF/25/90	Conversion of redundant farm building into three holiday cottages and lecture room/play area and parking	Refused
CF/46/90	Conversion of redundant farm buildings into holiday cottages, lecture room etc	Refused
CF/33/91	Change of use of farm land to golf course, redundant barn to club house & erection of greenkeeper's shed	Refused
CF/40/92	Alterations and extension to building to change use from agricultural to distribution and storage of vegetables & fruit	Refused
CF/27/93	Alterations & extension to building to change use from agricultural to agricultural & storage/distribution of fruit & vegetables	Refused
CF/10/94	Erection of one house	Withdrawn
CF/34/94	Erection of one 2-bedroom agricultural worker's house with garage	Refused
CF/7/94	Alteration to vehicular access	Granted
CF/27/97	Erection of a 20m high telecommunications mast with antennae equipment cabin and fencing	Refused
CF/30/98	Prior notification to construct an access track	Granted
CF/6/98	Overhead line and pole	Granted
CF/09/1396	Overhead Line (land north of Capons Hill Farm)	Granted

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The Highway Authority's concerns regarding the construction phase were noted. The Parish Council objected to the application. Three letters of objection had been received. One member of the public spoke in objection to the application.

DCS/113 Planning Application: DC/09/2129 (Cont.)

Whilst there was no objection in principle to the creation of fishing ponds for quiet informal recreational use, Members considered the site, which sloped down towards the A272, would not be appropriate for the construction of ponds and would lead to the importation of large quantities of material and have an impact on the character of the countryside.

Whilst there would be some potential benefits to the scheme, including ecological enhancement through additional planting and the introduction of wildlife ponds, the location, scale and appearance of the proposal would be prominent in the landscape and have a significant impact on the visual amenity of the area.

Concerns regarding the construction of the proposal, in particular regarding access, dust, disturbance and the importation of large volumes of material were discussed. Members considered that the construction phase of the proposal had the potential to cause unacceptable harm to neighbouring residents and could cause significant traffic safety issues.

Members considered that the adverse impact of the proposal on the landscape character of the area and the potential harm caused during the construction phase in terms of highway safety, disruption, loss of amenity and the introduction of materials, would outweigh any long term ecological benefits.

Members therefore considered that the proposal was unacceptable.

RESOLVED

That planning application DC/09/2129 be refused for the following reasons:

- 01 The proposed development due to the unsympathetic location, scale, design and appearance of the proposed landform and ponds would have a significant adverse impact on the landscape character and visual amenity of the area. The resultant landform would introduce a discordant and prominent feature in the landscape which would be visually intrusive. As such the proposal is contrary to Policies CP1 & CP3 of the Horsham District Local Development Framework Core Strategy; Policies DC2 & DC9 of the Horsham District Local Development Framework: General Development Control Policies and Paras.17 & 64 of the NPPF.

DCS/113 Planning Application: DC/09/2129 (Cont.)

- 02 It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would not have an adverse impact on the residential amenities of neighbouring properties in terms of dust, noise and disturbance during the construction phase of the development. As such the proposal is contrary to Policy DC9 of the Horsham District Local Development Framework: General Development Control Policies
- 03 It has not been demonstrated to the satisfaction of the Local Planning Authority that the proposed development would not have an adverse impact on highway safety during the construction phase of the development as insufficient evidence has been provided to demonstrate that the largest vehicles could access the site safely. As such the proposal is contrary to Policy DC40 of the Horsham District Local Development Framework: General Development Control Policies.
- 04 It has not been demonstrated to the satisfaction of the Local Planning Authority that the use of the access in association with the proposed leisure use of the site would not have a detrimental impact on the residential amenities of the occupiers of Capons Hill Farm in terms of noise and disturbance as insufficient detail has been submitted in respect of the proposed method of operation. As such the proposal is contrary to Policy DC9 of the Horsham District Local Development Framework: General Development Control Policies

The meeting closed at 3.30pm having commenced at 2.00pm.

CHAIRMAN