

South Downs National Park

Planning Committee

Report of the Director Of Planning and Environment Services

Schedule of Planning Appeals, Court and Policy Matters

Date between 30/01/2019 and 21/02/2019

This report updates Planning Committee members on current appeals and other matters. It would be of assistance if specific questions on individual cases could be directed to officers in advance of the meeting.

Note for public viewing via Chichester District Council web site *To read each file in detail, including the full appeal decision when it is issued, click on the reference number (NB certain enforcement cases are not open for public inspection, but you will be able to see the key papers via the automatic link to the Planning Inspectorate).*

* - Committee level decision.

2. DECIDED

<p>SDNP/17/06029/TPO Rogate Parish Council Parish</p> <p>Case Officer: Henry Whitby</p> <p>Householder Appeal</p>	<p>White Rose Group London Road Rogate GU33 7NX - Fell 1 no. Oak tree (T1) subject to RG/83/00853/TPO.</p>
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Appeal Decision: APPEAL DISMISSED

... The tree is visible from numerous public vantage points along London Road and displays an attractive and natural shape and form. There are numerous other trees growing in the area.

... The tree therefore provides a good level of visual amenity and makes a positive contribution to the character and appearance of the area. ... The removal of the tree would substantially erode the mature and verdant landscape of the locality and would thus give rise to considerable harm to the character and appearance of the area. Consequently, any reasons given to justify its removal need to be convincing. ... Though the tree might be showing some signs of stress and decline, the letter from the treecare specialist is brief and it does not provide a detailed assessment of the condition of the tree. ... Nor does the letter consider or discount whether there are any other options to manage the tree in an appropriate manner to safely retain it into the future. ... I acknowledge the appellant's willingness to replace the tree with up to three new ones. However, any replacement planting would take many years to reach a similar stature. ... The essential need for the works applied for must be weighed against the resultant loss to the amenity of the area. In this case, the proposed felling of the tree would result in considerable harm to the character and appearance of the area and, in my judgement, insufficient justification has been provided for the proposed works. ...

3. CURRENT APPEALS

Reference/Procedure	Proposal
<p>SDNP/17/03475/HOUS</p> <p>Bury Parish Council Case Officer: Beverley Stubbington Householder Appeal</p>	<p>The Farmhouse The Street Bury RH20 1PA - Proposed part demolition and refurbishment of dwelling, to include extensions and alterations.</p>
<p>SDNP/18/04296/FUL</p> <p>Funtington Parish Council Case Officer: Claire Coles Written Representation</p>	<p>Annexe Cedar Field Five Acres Close Funtington West Sussex - Change of use of existing building to 1 no. residential dwelling together with a linked extension.</p>
<p>SDNP/17/06399/FUL</p> <p>Petworth Town Council Parish Case Officer: Beverley Stubbington Written Representation</p>	<p>The Old Tanneries Byworth Road Byworth Petworth GU28 0HL - Stopping up of existing domestic access and use of existing agricultural holding access to serve the dwelling (The Old Tanneries) and the existing holiday let dwelling. Upgrading of existing agricultural holding access, resiting of agricultural holding gate and boundary fence fronting onto Byworth Lane.</p>
<p>SDNP/18/01138/FUL</p> <p>Milland Parish Council Parish Case Officer: Charlotte Cranmer Written Representation</p>	<p>The Black Fox Inn Portsmouth Road Milland GU30 7JJ - Change of use from Class A4 public house to Class D1 children's nursery and pre-school with associated works.</p>
<p>SDNP/18/02917/FUL</p> <p>Petworth Town Council Parish Case Officer: Beverley Stubbington Written Representation</p>	<p>The Old Tanneries Byworth Road Byworth Petworth West Sussex GU28 0HL - Closing up of existing domestic access and field access. Formation of a new access to serve dwellinghouse, holiday let and agricultural land.</p>

<p><u>SDNP/18/04138/FUL</u> Heyshott Parish Council Parish</p> <p>Case Officer: John Saunders</p> <p>Written Representation</p>	<p>Heyshott Meadows Polecats Heyshott West Sussex GU29 0DA - Replace horse manège with tennis court.</p>
<p><u>SDNP/18/03092/HOUS</u> Bury Parish Council Parish</p> <p>Case Officer: Beverley Stubbington</p> <p>Householder Appeal</p>	<p>Corner House The Street Bury RH20 1PF - Replacement of 2 storey extension.</p>
<p><u>SDNP/18/03618/HOUS</u> Petworth Town Council Parish</p> <p>Case Officer: Beverley Stubbington</p> <p>Householder Appeal</p>	<p>Heath End Lodge Station Road Petworth GU28 0JG - Two storey rear extension and replacement garage</p>
<p><u>SDNP/18/02658/LIS</u> Petworth Town Council Parish</p> <p>Case Officer: Beverley Stubbington</p> <p>Written Representation</p>	<p>East House East Street Petworth GU28 0AB - Proposed internal alterations to the existing building to provide guest rooms at first and second floor levels. Proposed external remedial works to existing building fabric.</p>
<p><u>SDNP/15/00492/COU</u> Rogate Parish Council Parish</p> <p>Case Officer: Steven Pattie</p> <p>Public Inquiry</p>	<p>Laundry Cottage Dangstein Dangstein Road Rogate Petersfield West Sussex GU31 5BZ - Appeal</p>

<p><u>SDNP/16/00676/COU</u> Funtington Parish Council Parish</p> <p>Case Officer: Shona Archer</p> <p>Written Representation</p>	<p>New Barn Farm Common Road Funtington West Sussex PO18 9DA - Appeal against storage unit</p>
<p><u>SDNP/17/00585/GENER</u> Bury Parish Council Parish</p> <p>Case Officer: Sue Payne (CHICH)</p> <p>Written Representation</p>	<p>Flint Acres Farm Bignor Park Road Bignor Pulborough West Sussex RH20 1EZ - Appeal against BY/25</p>
<p><u>SDNP/16/00691/COU</u> Bury Parish Council Parish</p> <p>Case Officer: Tara Lang</p> <p>Written Representation</p>	<p>Foxbury Farm West Burton Road West Burton Pulborough West Sussex RH20 1HD - Appeal against Caravan and hardstanding.</p>

4. VARIATIONS TO SECTION 106 AGREEMENTS

None

5. CALLED-IN APPLICATIONS

Reference	Proposal	Stage

6. COURT AND OTHER MATTERS

Injunctions		
Site	Breach	Stage

Court Hearings		
Site	Matter	Stage

Prosecutions		
Site	Breach	Stage

7. POLICY MATTERS

None