

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 16/08/2019 and 16/09/2019

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.

1. NEW APPEALS

<u>SDNP/17/00447/GENER</u> Lurgashall Parish Council Case Officer: Shona Archer Written Representation	Jays Farm Jays Lane Lurgashall Haslemere West Sussex GU27 3BL – Appeal against LG/16
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2. DECIDED

<p>SDNP/18/01956/APNB Fittleworth Parish Council Case Officer: Derek Price</p> <p>Written Representation</p>	<p>Fitzleroi Farm Fitzleroi Lane Fittleworth Pulborough West Sussex RH20 1JN - Proposed grain and straw storage building</p>
Appeal Decision: APPEAL ALLOWED	
<p>The main issue is the effect of the development proposed on the character and appearance of the South Downs National Park (NP) with respect to its siting, design and external appearance. ... The surrounding landscape is characteristically rural with a traditional agricultural field pattern, and wooded stretches of land to the east. ... The site is located on rising land north of the village of Fittleworth. ... In terms of design and external appearance, the new building would be similar to the extant grain store. This consistency with the existing approved vernacular style would enable the new building to assimilate with the modern agricultural buildings at Fitzleroi Farm. ... Based on the appellant's evidence I am satisfied that the siting of the building has been chosen for a number of reasons, these include improving efficiency by consolidating the agricultural operations in one part of the farm, and to make use of existing services and the separate access for the agricultural use. ...The appellant has considered utilising other buildings at the farm. However, for a range of reasons these are unsuitable to meet the proposed requirements, and in any event these buildings are in use. ... In light of the above, the siting of the new building would be appropriate to meet the functional needs of the appellant's agricultural enterprise. I observed that the extant grain storage building is prominent in views from surrounding land, in particular from the south and parts of Stretch Hill. Nevertheless, this and the group of buildings it forms part of are established features of the landscape. The new building would encroach further south onto a field. However, part of this field is used for the storage of farm machinery and vehicles, and in localised views appears as an extension of the farm operations, as opposed to contributing to the quality of the wider landscape. ... Moreover, in views from the south the new building would be principally seen against the backdrop of the extant grain store. From the east and west it would be viewed in the context of existing farm buildings, together with surrounding trees and landscaping. Consequently, in long to medium views the effect of the new building on the wider landscape would be negligible. In local views it would be more apparent but would be seen as part of an established farmstead. ...Furthermore, the proposed and recently undertaken planting, would, over-time, help to soften and anchor the building and enhance the wider landscape setting of the area, along with mitigating any changes in the ground level, particularly in localised views. As a result, in the above context, the proposal would not be unduly imposing in public views or result in the loss of significant views. ... For the above reasons, the siting, design and external appearance of the proposed development would not harm the character and appearance of the NP.</p>	

<p>SDNP/18/00149/FUL Fittleworth Parish Council</p> <p>Case Officer: Derek Price</p> <p>Written Representation</p>	<p>Fitzleroi Farm Fitzleroi Lane Fittleworth Pulborough West Sussex RH20 1JN - Proposed new grain and secure fertilizer storage building.</p>
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Appeal Decision: APPEAL ALLOWED

The main issue is the effect of the proposed development on the character and appearance of the South Downs National Park (the NP). ... The appeal site, i.e. the intended location of the proposed building would be to the immediate south of the principal cluster of buildings associated with Fitzleroi Farm ... The buildings include a Grade II Listed farmhouse and barn, along with a complex of traditional and modern farm buildings of varying sizes and designs, the largest of which is a grain store approved in 2010. ... The surrounding landscape is characteristically rural with a traditional agricultural field pattern, and wooded stretches of land to the east. ... The development considerations specific to Character area N are that any built development reflects the local vernacular to conserve the rural character of the landscape. The site is located on rising land north of the village of Fittleworth. ... In terms of design and external appearance, the new building would be similar to the extant grain store. This consistency with the existing approved vernacular style would enable the new building to assimilate with the modern agricultural buildings at Fitzleroi Farm. In the absence of any evidence to the contrary, I am satisfied that the scale of the new building is necessary to meet the storage requirements of the agricultural enterprise. ... Based on the appellant's evidence I am satisfied that the siting of the building has been chosen for a number of reasons, these include improving efficiency by consolidating the agricultural operations in one part of the farm, and to make use of existing services and the separate access for the agricultural use. ... The appellant has considered utilising other buildings at the farm. However, for a range of reasons these are unsuitable to meet the proposed requirements, and in any event these buildings are in use. ... During my visit my I observed that the extant grain storage building is prominent in views from surrounding land, in particular from the south and parts of Stretch Hill. Nevertheless, this and the group of buildings it forms part of are established features of the landscape. The new building would encroach further south onto a field. However, part of this field is used for the storage of farm machinery and vehicles, and in localised views appears as an extension of the farm operations, as opposed to contributing to the quality of the wider landscape. ... Moreover, in views from the south the new building would be principally seen against the backdrop of the extant grain store. From the east and west it would be viewed in the context of existing farm buildings, together with surrounding trees and landscaping. Consequently, in long to medium views the effect of the new building on the wider landscape would be negligible. In local views it would be more apparent but would be seen as part of an established farmstead. ... Furthermore, the proposed and recently undertaken planting, would, over-time, help to soften and anchor the building and enhance the wider landscape setting of the area, and mitigate any changes in the ground level, particularly in localised views. As a result, in the above context, the proposal would not be unduly imposing in public views or result in the loss of significant views.

For the above reasons, the proposed development would not harm the character and appearance of the NP. Therefore, I do not find the proposal contrary to the landscape requirements of LP Policy SD4 and the design aims of LP Policy SD5 which together seek to conserve and enhance the character and appearance of the landscape. Most notably, the proposal would accord with Policy SD39 of the LP, this permits agricultural buildings provided that their scale is commensurate with the need, design is similar to agricultural buildings at the site, the scheme incorporates landscaping and alternative locations have been considered, and where non are feasible new buildings are located close to existing buildings.

3. CURRENT APPEALS

<p>SDNP/18/00113/FUL Bury Parish Council Case</p> <p>Officer: Naomi Langford</p> <p>Informal Hearing 09/10/2019 10:00:00 Chichester Harbour Hotel</p>	<p>Bignor Park Nursery Bignor Park Road Bignor RH20 1HG - Construction of a bespoke joinery building for furniture making. Conversion and extension of an existing barn to equestrian use. Development of a horse walker and sand school plus temporary stationing of a log cabin to support the development of the equestrian business. Ancillary parking, drainage (foul and surface), PV solar panels and landscape planting.</p>
<p>SDNP/18/01138/FUL Milland Parish Council Parish</p> <p>Case Officer: Charlotte Cranmer</p> <p>Informal Hearing 06/08/2019 10:00:00 CDC - Old Court Room (OCR)</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/18/03090/HOUS Kirdford Parish Council</p> <p>Case Officer: Beverley Stubbington</p> <p>Written Representation</p>	<p>Little Bignor Farm A272 Wakestone Lane To Croucham Lane Kirdford RH14 0LJ - Demolition and replacement of existing side extension.</p>
<p>SDNP/18/01575/FUL Sutton & Barlavington Parish Council Parish</p> <p>Case Officer: Beverley Stubbington</p> <p>Informal Hearing 06/11/2019 10:00:00 Chichester Cathedral</p>	<p>The Croft Bignor Road Sutton RH20 1PL - Change of use from ancillary residential accommodation, domestic storage and stabling to ancillary residential accommodation, guest accommodation, staff accommodation, holiday let, domestic garaging, hobby room.</p>
<p>SDNP/18/03091/LIS Kirdford Parish Council Parish</p> <p>Case Officer: Beverley Stubbington</p> <p>Written Representation</p>	<p>Little Bignor Farm A272 Wakestone Lane To Croucham Lane Kirdford RH14 0LJ - Demolition and replacement of existing side extension.</p>
<p>*SDNP/19/00893/MPO Sutton & Barlavington Parish Council Parish</p> <p>Case Officer: Derek Price</p> <p>Informal Hearing 06/11/2019 10:00:00 Chichester Cathedral</p>	<p>The Croft Bignor Road Sutton Pulborough West Sussex RH20 1PL - Application to discharge the S.106 Undertaking relating to planning permission SN/11/02662/DOMNP.</p>

<p><u>SDNP/19/00273/FUL</u> Fittleworth Parish Council Parish</p> <p>Case Officer: Charlotte Cranmer</p> <p>Written Representation</p>	<p>Stables North-West of Hesworth Common Hesworth Common Lane Fittleworth West Sussex - Replacement of existing equestrian buildings with a building to be used for stabling and an associated self-contained unit of holiday accommodation.</p>
<p><u>SDNP/18/06032/LIS</u> Duncton Parish Council Parish</p> <p>Case Officer: Beverley Stubbington</p> <p>Written Representation</p>	<p>Burton Mill Burton Park Road Barlavington GU28 0JR - Replacement of all existing windows with new double glazed units and revised frame design and reveal an obscured window.</p>
<p><u>SDNP/18/06483/FUL</u> Marden Parish Meeting Parish</p> <p>Case Officer: John Saunders</p> <p>Written Representation</p>	<p>East Marden Farm Wildham Lane East Marden Chichester West Sussex PO18 9JE - Replacement of former agricultural buildings with 3 no. dwellings for tourism use.</p>
<p><u>SDNP/18/05112/FUL</u> Easebourne Parish Council Parish</p> <p>Case Officer: Charlotte Cranmer</p> <p>Written Representation</p>	<p>Cowdray Cafe Easebourne Lane Easebourne Midhurst West Sussex GU29 0AJ - Proposed extensions and minor internal alterations.</p>

<p><u>SDNP/18/06143/FUL</u> Fittleworth Parish Council</p> <p>Case Officer: Beverley Stubbington</p> <p>Written Representation</p>	<p>Fittleworth House Bedham Lane Fittleworth RH20 1JH - Installation of freestanding solar array.</p>
<p><u>SDNP/18/03666/LIS</u> Sutton & Barlavington Parish Council</p> <p>Case Officer: Claire Coles</p> <p>Written Representation</p>	<p>Farm Cottage Barlavington Lane Sutton RH20 1PN - Single storey side and rear extension with external conservation repairs.</p>
<p><u>SDNP/18/03665/HOUS</u> Sutton & Barlavington Parish Council Parish</p> <p>Case Officer: Claire Coles</p> <p>Written Representation</p>	<p>Farm Cottage Barlavington Lane Sutton RH20 1PN - Single storey side and rear extension with external conservation repairs.</p>
<p><u>SDNP/15/00492/COU</u> Rogate Parish Council Parish</p> <p>Case Officer: Steven Pattie</p> <p>Public Inquiry 09/04/2019 10:00:00 Memorial Hall</p>	<p>Laundry Cottage Dangstein Dangstein Road Rogate Petersfield West Sussex GU31 5BZ - Appeal against RG/36</p>

<p><u>SDNP/15/00209/COU</u> Compton Parish Council Parish</p> <p>Case Officer: Shona Archer</p> <p>Written Representation</p>	<p>Cowdown Farm Cowdown Lane Compton Chichester West Sussex PO18 9NW - Appeal against CP/9 erection of a dwellinghouse in a barn.</p>
<p><u>SDNP/16/00110/COU</u> Milland Parish Council Parish</p> <p>Case Officer: Steven Pattie</p> <p>Informal Hearing 07/01/2020 10:00:00 CDC - Old Court Room (OCR)</p>	<p>Land West of Junction With Dangstein Road Borden Lane Borden Milland West Sussex - Appeal against ML/25</p>
<p><u>SDNP/15/00210/COU</u> Compton Parish Council Parish</p> <p>Case Officer: Shona Archer</p> <p>Written Representation</p>	<p>Cowdown Farm Cowdown Lane Compton Chichester West Sussex PO18 9NW - Appeal against CP/7</p>

4. VARIATIONS TO SECTION 106 AGREEMENTS

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