

# 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 22/07/20 and 18/08/20

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

<a href="#">SDNP/19/05107/FUL</a> Lynchmere Parish Council Parish  Case Officer: Charlotte Cranmer  <b>Written Representation</b>	Land at Farm Between Forest Mead and Stonefield Lynchmere Haslemere Surrey - Demolition of 2 no. existing outbuildings and the erection 2 no. self- contained holiday lets with associated parking and gardens and ancillary store.
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## 2. DECIDED

Reference/Procedure	Proposal
<a href="#">SDNP/19/02832/FUL</a> Fernhurst Parish Council Parish  Case Officer: Derek Price  <b>Written Representation</b>	Baldwins Ropes Lane Fernhurst GU27 3JD - Reconstruction of the former stables and storage building to provide a single holiday let for tourist accommodation.
<b>Appeal Decision: APPEAL DISMISSED</b>	
<p>“..The rural quality of the existing site contributes positively to the character and appearance of the Conservation Area. The new development would occupy an exposed position adjacent to open fields where there has been an absence of the former building for some considerable time. It would introduce a new built form with a domestic appearance in a distinctly rural context. Although not an independent dwelling, the building's use for tourism would also result in domestic type use being apparent in and around the new building. This would take the form of light, noise, activity and paraphernalia around the building. The plans do show some hatching annotation on the windows facing the countryside, as well as on the front entrance doors of the building height would inevitably spill out into the surrounding area which would intrude into the dark night sky in this area, Furthermore, activity and noise would also upset the rural tranquillity of the area. It is an area where human background noise would be minimal due to its countryside location. Occupiers would generate noise in everyday use of accommodation which would be difficult to control. There would also be domestic paraphernalia, such as tables and chairs, barbeque areas, etc., which you would reasonably associate with a tourist use. The original building dated back to 1875 perhaps earlier, given its appearance. The appellant's Heritage Statement (HS) states that the building always had a close association with the house, through the sharing of yards between them. However, the use of the building would be different in introducing an intrusive tourist development in place of a building in incidental or ancillary use. For these reasons, there would be no improvement to the setting of the listed building. The development from Ropes Lane would be largely screened by existing dense and well- established vegetation and trees. However, the lack of public visibility is not an overriding consideration as a Conservation Areas is an irreplaceable resource. There would be an area outside a farm gate on Tanyard Lane where new development would be visible and intrusive especially when deciduous vegetation has lost leaves. There would also be harm to character, a quality that is perceived as well as seen which would be evident from activity, noise and lighting. For all these reasons, the tourist use would fail to preserve the</p>	

### Appeal Decision: APPEAL DISMISSED - continued

rural character and appearance of the Conservation Area. It is necessary that this identified harm is weighed against the public benefits of the proposal. However, the heritage asset benefit on the setting of Baldwins would be benign and the tourist benefits would be diminished by reason of the proposal being small-scale. Benefits also have to be weighed against the adverse impact on the significance of the Conservation Area for which considerable importance and weight is attached. Thus, the harm to the significance of the Conservation Area would outweigh the scheme's benefits. ... site location within the SDNP, the proposal would not conserve and enhance the landscape and scenic beauty of the NP by reason of its domesticated impact, including lighting, activity and noise. The NPPF states great weight should be given to this consideration and that NPs have the highest status of protection. In conclusion, the proposal would harm the character and appearance of the area, including the Conservation Area as a whole and the SDNP. There are no material considerations to outweigh that finding. Therefore, for the reasons set out above, this appeal is dismissed....”

### 3. CURRENT APPEALS

Reference/Procedure	Proposal
<a href="#">SDNP/19/01293/LDE</a> Heyshott Parish Council Parish  Case Officer: Derek Price  <b>Written Representation</b>	Northend House Polecats Heyshott GU29 0DD - Lawful Development Certificate for the retention and continued use of the existing driveway.  Linked to SDNP/19/01322/LDE
<a href="#">SDNP/19/01322/LDE</a> Heyshott Parish Council Parish  Case Officer: Derek Price  <b>Written Representation</b>	Northend House Polecats Heyshott GU29 0DD - Retention of existing gates and brick piers serving access to Northend House.  Linked to SDNP/19/01293/LDE
* <a href="#">SDNP/18/05093/LDE</a> Elsted and Treyford Parish Council Parish  Case Officer: Charlotte Cranmer  <b>Informal Hearing</b>	Buryfield Cottage Sheepwash Elsted Midhurst West Sussex GU29 0LA - Existing lawful development certificate for occupation of a dwellinghouse without complying with an agricultural occupancy condition.

Reference/Procedure	Proposal
<p><a href="#">SDNP/19/04625/LIS</a> Petworth Town Council Parish</p> <p>Case Officer: Beverley Stubbington</p> <p><b>Written Representation</b></p>	<p>Riverbank High Street Petworth West Sussex GU28 0AU - Internal alterations including installation of dividing walls and sound/fire proofing party floors to facilitate change of use.</p>
<p><a href="#">SDNP/19/03168/LIS</a> Harting Parish Council Parish</p> <p>Case Officer: John Saunders</p> <p><b>Written Representation</b></p>	<p>Rooks Cottage North Lane South Harting GU31 5PZ - Replacement of 6 no. windows and 1 no. door on west elevation. Replacement of 1 no. door on adjacent single storey.</p>
<p><a href="#">SDNP/19/04624/FUL</a> Petworth Town Council Parish</p> <p>Case Officer: Beverley Stubbington</p> <p><b>Written Representation</b></p>	<p>Riverbank High Street Petworth West Sussex GU28 0AU - Change of use of rear room currently used as retail store and first floor offices to residential to form a self-contained two bedroom flat. Soundproofing and fireproofing internal walls. Formation of WC at ground floor level.</p>
<p><a href="#">SDNP/19/04507/FUL</a> Lavant Parish Council Parish</p> <p>Case Officer: Charlotte Cranmer</p> <p><b>Written Representation</b></p>	<p>Roughmere Lavant Road Lavant PO18 0BG - Demolition of double garage and shed, and replacement with 1 no. chalet bungalow.</p>
<p><a href="#">SDNP/19/01956/HOUS</a> East Dean Parish Council Parish</p> <p>Case Officer: Derek Price</p> <p><b>Householder Appeal</b></p>	<p>1 Manor Farm Barns East Dean Lane East Dean PO18 0JA - Proposed side extension, relocation of 1 no. heritage style roof light , 2 no. new conservation type roof lights and 1 no. new painted timber double glazed window on west elevation.</p>

Reference/Procedure	Proposal
<p><a href="#">SDNP/19/05938/HOUS</a> Lurgashall Parish Council Parish</p> <p>Case Officer: Jenna Shore</p> <p><b>Written Representation</b></p>	<p>Aldworth Farm Jobsons Lane Lurgashall GU27 3BY - Two storey rear extension to northern wing. Minor internal alterations and replacement fenestration to south west extended section and north east extended section.</p> <p>Amendments to planning permission SDNP/16/03556/FUL and listed building consent SDNP/16/03567/LIS.</p>
<p><a href="#">SDNP/18/04604/FUL</a> Funtington Parish Council Parish</p> <p>Case Officer: John Saunders</p> <p><b>Written Representation</b></p>	<p>The Coach House Southbrook Road West Ashling PO18 8DN - Replacement dwelling.</p>
<p><a href="#">SDNP/19/05939/LIS</a> Lurgashall Parish Council Parish</p> <p>Case Officer: Jenna Shore</p> <p><b>Written Representation</b></p>	<p>Aldworth Farm Jobsons Lane Lurgashall GU27 3BY - Two storey rear extension to northern wing. Minor internal alterations and replacement fenestration to south west extended section and north east extended section.</p> <p>Amendments to planning permission SDNP/16/03556/FUL and listed building consent SDNP/16/03567/LIS.</p>
<p><a href="#">SDNP/16/00496/OPDEV</a> Funtington Parish Council Parish</p> <p>Case Officer: Shona Archer</p> <p><b>Informal Hearing</b></p>	<p>Land South of Braefoot Southbrook Road West Ashling West Sussex - Appeal against insertion of a cesspit and engineering works.</p>
<p><a href="#">SDNP/18/00733/COU</a> Tillington Parish Council Parish</p> <p>Case Officer: Emma Kierans</p> <p><b>Written Representation</b></p>	<p>Field South East of Beggars Corner Halfway Bridge Lodsworth West Sussex - Appeal against erection of stables and increased vehicular activity on the land, subject to Enforcement Notice LD/16.</p>

**4. VARIATIONS TO SECTION 106 AGREEMENTS**

None

**5. CALLED-IN APPLICATIONS**

<b>Reference</b>	<b>Proposal</b>	<b>Stage</b>

**6. COURT AND OTHER MATTERS**

<b>Injunctions</b>		
<b>Site</b>	<b>Breach</b>	<b>Stage</b>

<b>Court Hearings</b>		
<b>Site</b>	<b>Matter</b>	<b>Stage</b>

<b>Prosecutions</b>		
<b>Site</b>	<b>Breach</b>	<b>Stage</b>

**7. POLICY MATTERS**

None