

## 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 14/04/22 and 24/05/22

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

Reference/Procedure	Proposal
<u>SDNP/21/03068/LIS</u> Fittleworth Parish Council Case Officer: Beverley Stubbington <b>Written Representation</b>	Old Well Cottage Lower Street Fittleworth RH20 1EJ - First Floor extension and internal alterations.
<u>SDNP/21/04109/FUL</u> Lurgashall Parish Council Case Officer: Lauren Cripps <b>Written Representation</b>	Land Adjoining Sods Farm High Hamstead Lane Lurgashall Petworth West Sussex GU28 9EX - Erection of new hardstanding area to allow vehicular access to site.
<u>SDNP/21/03067/HOUS</u> Fittleworth Parish Council Case Officer: Beverley Stubbington <b>Written Representation</b>	Old Well Cottage Lower Street Fittleworth RH20 1EJ - First Floor extension and internal alterations.

<b>Reference/Procedure</b>	<b>Proposal</b>
<p data-bbox="108 197 459 230"><u>SDNP/21/03527/FUL</u></p> <p data-bbox="108 230 459 264">Tillington Parish Council</p> <p data-bbox="108 293 507 327">Case Officer: Lauren Cripps</p> <p data-bbox="108 356 464 389"><b>Written Representation</b></p>	<p data-bbox="550 197 1390 338">Field South East of Beggars Corner Halfway Bridge Lodsworth West Sussex - Erection of timber stable building and change of use of the land for the keeping of horses for private use.</p>

## 2. DECIDED

Reference/Procedure	Proposal
<p><u>SDNP/21/01499/FUL</u> Linch Parish Meeting</p> <p>Case Officer: Charlotte Cranmer</p> <p><b>Written Representation</b></p>	<p>Woodmansgreen Farm Linch Road Woodmansgreen Linch GU30 7NF - The erection of a replacement storage barn.</p>
<p><b>Appeal Decision: APPEAL DISMISSED</b></p>	
<p>..Deeply rural with a tranquil landscape. Development considerations for this area are to conserve the isolated farmsteads and their setting and ensure built development reflects the local vernacular. ... Fine example of the local vernacular. ... Jarring wider plan form than the historic barns and would lack an adequate sense of subservience due to its overall massing. Awkward, unattractive, and bulky form that would jar with the nearby historic barns. Building appearing discordant. ... Discernible from a public footpath to the northwest of the appeal site as well as Linch Road. Block a pleasant vista. Fail to conserve the landscape setting of the farmstead and would not reflect the local vernacular. Fail to conserve and enhance it. ...Whilst landscaping can be used to mitigate the impacts of a proposal, perhaps by softening and anchoring it in the landscape, it would nevertheless be unwise to seek to hide an otherwise unacceptable building in this way. This is because the landscaping could fail or be removed in the future. ... Harm caused by the size, siting and form of the building. Three times larger with a sprawling form and awkward bulky appearance. ... Discordantly shallow roof and bulky form. Not be in keeping with local character. ... Fail to conserve and enhance the landscape character of the South Downs National Park. ... Considerable historic and evidential value and significance. Setting of the listed buildings therefore adds to their value and significance. ... Unattractive design due largely to the wide span and low roof pitch causing a bulky appearance. It would also lack adequate subservience. Incongruous presence in views of the complex from several vantage points including the neighbouring field. Hampered by the presence of an awkward and unattractive barn in the foreground. ... The proposal would therefore visually and spatially jar with the historic farmstead complex. This would harm the way its historic and aesthetic value is experienced, understood, and experienced. ...As things apparently stand, the appellant submits that cropped hay must be sold immediately because the farm lacks space to store it alongside the farm equipment, which apparently includes the farm's biomass boiler/plant. This could mean that hay is not sold in the winter months when prices would likely be higher. ...The rural economy would benefit, and the farm could become more self-sufficient at a time of growing uncertainty in the industry. However, there is nothing of substance before me to demonstrate the agricultural business would fail without a new building or that its viability would be significantly hampered. Moreover, the appellant's submissions are contradictory, as they confirm that baled hay is stored elsewhere. ... Design of the proposal would be seriously lacking in quality given the combined impacts of the siting, bulky form, and corrugated roof. ... No evidence that damage has occurred, even with the current situation. Moreover, it is unclear whether vehicles would still need to enter the hay barn to deposit and retrieve hay bales. As a result, I am not convinced this is a meaningful benefit. As the hay barn is already in use and this use is generally unintrusive and agricultural in nature, there would only be a modest benefit in re-establishing its historic use as a hay store.... Benefits of the proposal, although notable, would be insufficient to outweigh the less than substantial harm identified to the setting of the listed buildings. ... Harm the landscape and the setting of listed buildings contrary to the development plan as a whole. Public benefits of the proposal, would not outweigh the harm to heritage. Dismissed..."</p>	

Reference/Procedure	Proposal
<p data-bbox="108 194 531 297"><u>SDNP/21/03427/HOUS</u> Trotton With Chithurst Parish Council</p> <p data-bbox="108 329 480 360">Case Officer: Louise Kent</p> <p data-bbox="108 423 424 454"><b>Householder Appeal</b></p>	<p data-bbox="553 194 1366 297">Mottistone Cottage Terwick Hill Rogate GU31 5EJ - Erection of a new oak framed garage provided by English Heritage Oak.</p>
<p data-bbox="464 474 1050 506"><b>Appeal Decision: APPEAL DISMISSED</b></p>	
<p data-bbox="92 517 1412 1491">".. The main issue is the effect that the proposed development would have on the character and appearance of the surrounding area. ... The proposed 3 car garage, with its lean-to and external stairs to the upper floor in its roof space, would be sited in front of the dwelling, roughly parallel to, and close to, the road. Due to its substantial scale and prominent siting, the proposal would harmfully erode the important openness between the front of the dwelling and the road, so it would look dominant and squeezed in. Because its bulky built form would be seen above the fence, the urbanising effect of the proposal would damage the natural beauty and landscape character of its surroundings. So, in combination with the form and siting of the dwelling and its present garage, the proposal would look unacceptably built-up and incongruous. The hedge by the roadside boundary is taller than the fence ... However, because the hedge could not reasonably be controlled by condition for more than a few years, it could not be relied upon to screen the development in the long term. The Authority says that the present garage was permitted subject to a condition limiting the use of the garage as a business for 3 years, which has expired. As the existing garage is still used for his business, the appellant says that he would apply for permission to enable that use to continue. However, even if it were to be accepted that another garage could be acceptable, that would not outweigh the harm that the proposal would cause. Therefore, I consider that the proposed development would harm the character and appearance of the surrounding area. It would be contrary to Policy SD1 of the South Downs Local Plan ... Policy SD4 which aims to conserve and enhance landscape character, LP Policy SD5 which seeks high quality design that adopts a landscape led approach and respects local character, and LP Policy SD31 which aims for extensions and outbuildings to not increase the floorspace of the existing dwelling by more than 30%. It would also be contrary to the first purpose of designation of the National Park which includes to conserve and enhance the natural beauty of the area, and the Framework which seeks to achieve well-designed places and to conserve and enhance the natural environment. ... contrary to the Development Plan when taken as a whole. ..."</p>	

### 3. CURRENT APPEALS

Reference/Procedure	Proposal
<p><u>SDNP/20/01635/LDP</u> West Lavington Parish Council</p> <p>Case Officer: Derek Price</p> <p><b>Informal Hearing – awaiting decision</b></p>	<p>Kennels Farm Selham Road West Lavington Midhurst West Sussex GU29 0AU - Proposed use of buildings at Kennels Farm as Estate Maintenance yard including a joinery workshop, painters' workshop, stores and offices.</p>
<p><u>SDNP/20/05011/FUL</u> Ebernoe Parish Council</p> <p>Case Officer: Jenna Shore</p> <p><b>Written Representation</b></p>	<p>Bittlesfield Ebernoe Road Balls Cross Ebernoe GU28 9JU - Demolition of 1 no. existing dwelling, garage and outbuildings, replaced with 1no. detached dwelling and 1no. detached garage/storage including access, driveway, parking and amenity space.</p>
<p><u>SDNP/20/04086/HOUS</u> Bury Parish Council</p> <p>Case Officer: Jenna Shore</p> <p><b>Written Representation</b></p>	<p>Cokes Barn West Burton Road West Burton RH20 1HD - Annex extension including three bay garage, cycle store and bin store</p>
<p><u>SDNP/21/04110/LDE</u> Lynchmere Parish Council</p> <p>Case Officer: Louise Kent</p> <p><b>Written Representation – awaiting decision</b></p>	<p>1 Stone Pit Cottages Marley Combe Road Camelsdale Lynchmere GU27 3SP - Existing lawful development - rear garden cabin.</p>
<p><u>SDNP/20/04087/LIS</u> Bury Parish Council</p> <p>Case Officer: Jenna Shore</p> <p><b>Written Representation</b></p>	<p>Cokes Barn West Burton Road West Burton RH20 1HD - Annex extension including three bay garage, cycle store and bin store</p>
<p><u>SDNP/21/00910/FUL</u> Rogate Parish Council</p> <p>Case Officer: Rebecca Perris</p> <p><b>Written Representation</b></p>	<p>Land North East of Paddock Lodge London Road Hill Brow Rogate West Sussex - 1 no. dwelling with associated work and extension of driveway.</p>

<b>Reference/Procedure</b>	<b>Proposal</b>
<u>SDNP/20/02935/CND</u> Harting Parish Council  Case Officer: Derek Price  <b>Informal Hearing – PINS yet to advise on date</b>	Three Cornered Piece East Harting Hollow Road East Harting West Sussex GU31 5JJ - Change of use to a mixed use of the land comprising the keeping and grazing of horses and a gypsy and traveller site for one family. (Variation of conditions 1, 2, 3 and 4 of planning permission SDNP/16/06318/FUL- To make the permission permanent, non-personal to increase the number of mobile homes by one to change the layout.)
<u>SDNP/21/03527/FUL</u> Tillington Parish Council  Case Officer: Lauren Cripps  <b>Written Representation</b>	Field South East of Beggars Corner Halfway Bridge Lodsworth West Sussex - Erection of timber stable building and change of use of the land for the keeping of horses for private use.
<u>SDNP/21/01877/FUL</u> Fittleworth Parish Council  Case Officer: Beverley Stubbington  <b>Written Representation</b>	Rew Cottage Hesworth Common Lane Fittleworth RH20 1EW - Retrospective planning application for the retention of the realigned access road together with the replacement gates.
<u>SDNP/18/00609/BRECO</u> Rogate Parish Council  Case Officer: Steven Pattie  <b>Written Representation</b>	Land South of Harting Combe House Sandy Lane Rake Rogate West Sussex - Appeal against Enforcement Notice RG/37
<u>SDNP/19/00386/COU</u> Fittleworth Parish Council  Case Officer: Sue Payne  <b>Written Representation</b>	Douglaslake Farm Little Bognor Road Fittleworth Pulborough West Sussex RH20 1JS - Appeal against FT/11

#### 4. VARIATIONS TO SECTION 106 AGREEMENTS

#### 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