

## 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 17/06/2022 and 21/07/2022

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

Reference/Procedure	Proposal
<a href="#">SDNP/20/04086/HOUS</a> Bury Parish Council  Case Officer: Jenna Shore <b>Written Representation</b>	Cokes Barn West Burton Road West Burton RH20 1HD - Annex extension including three bay garage, cycle store and bin store
<b>Appeal Decision: APPEAL DISMISSED</b>	
...The appeal site has previously been subject to a number of alterations and extensions which have to some extent eroded the historic significance of the barn as a former agricultural structure and key component of a larger farmstead. However, this would be exacerbated by the construction of the proposed garage and cycle store which, due to its excessive footprint and scale, represent a significant addition within the curtilage of the listed barn. ...The new addition would moreover appear as an overtly domestic feature, which would encroach into what largely remains an undeveloped area, and detract from the agricultural character of its immediate surroundings. As a result, the appeal structure would harmfully erode the ability to understand and appreciate the special interest of the listed building and the former farmstead as a whole, which would not only be detrimental to the significance of Cokes Barn, but also Cokes Cottage and Cooke's House, as derived from their setting. ...However, the structure would remain visible from neighbouring properties. Furthermore, there is no certainty that the vegetation would remain in place for the lifetime of the development, especially as it could disappear for a number of reasons, such as disease, weather or accidental damage. Given the above, the proposal would fail to preserve the special architectural and historic interest of Cokes Barn, but also the significance of Cokes Cottage and Cooke's House, as derived from their setting. ...The trees situated on the appeal site contribute to the verdant and rural character of the Conservation Area, and it is noted that the new building would be constructed within relative proximity to existing trees. As no specimen are proposed to be removed, there needs to be some certainty, prior to the grant of planning permission, that the proposal would not compromise the longevity and wellbeing of existing specimen, which could otherwise have a detrimental effect on the character and appearance of the surrounding area. For this reason, I consider that the matter could not be satisfactorily addressed through the imposition of a condition"	

Reference/Procedure	Proposal
<a href="#">SDNP/20/04087/LIS</a> Bury Parish Council  Case Officer: Jenna Shore  <b>Written Representation</b>	Cokes Barn West Burton Road West Burton RH20 1HD - Annex extension including three bay garage, cycle store and bin store
<b>Appeal Decision: APPEAL DISMISSED</b>	
As above.	

Reference/Procedure	Proposal
<a href="#">SDNP/21/01877/FUL</a> 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.
<b>Appeal Decision: APPEAL DISMISSED</b>	
<p>" ...The appeal is dismissed. ... The main issue is the effect of the development on the character and appearance of the area. ...The appeal site forms part of a small cluster of buildings located on the southern edge of Hesworth Common, .... It sits in proximity to the Grade II listed Hesworth Cottage, and Hesworth Farm on the opposite side of the lane, .....  ...The appellants are therefore seeking planning permission retrospectively for the realignment and widening of the track, with a view to relocate the principal access to Rew Cottage.....This, together with the installation of a set of electronically operated gates, has resulted in the creation of an overtly suburban entrance, which detracts from the character of the locality. Additionally, the proposed planting along the southern side of the track would further emphasise the formalisation of this residential entrance and would appear at odds with the openness which characterises this area. .... The works have fundamentally eroded the agricultural character of the site, and cause unacceptable harm to the wider area and the landscape character of the South Downs National Park. It follows that the works have also compromised the setting of the historic farmstead, to the detriment of the significance of the listed buildings.. ... Very limited evidence has been presented to explain the unauthorised works, and why the former access arrangements were no longer suitable. ....The appeal scheme fails to preserve the setting of the historic farmstead, to the detriment of the significance of the listed buildings. Furthermore, the development fails to conserve and enhance the landscape and scenic beauty of the South Downs National Park, to which I ascribe great weight, No public benefits which outweigh the identified harm. ... "</p>	

### 3. CURRENT APPEALS

Reference/Procedure	Proposal
<p><a href="#">SDNP/21/04858/FUL</a> Kirdford Parish Council</p> <p>Case Officer: Beverley Stubbington</p> <p><b>Written Representation</b></p>	<p>Former Cricket Pavilion The Old Coach House Hawkhurst Court Kirdford Billingshurst West Sussex RH14 0HS - Retrospective planning application for the conversion of a former cricket pavilion into a holiday let.</p>
<p><a href="#">SDNP/20/05011/FUL</a> 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><a href="#">SDNP/21/04110/LDE</a> Lynchmere Parish Council</p> <p>Case Officer: Louise Kent</p> <p><b>Written Representation</b></p>	<p>1 Stone Pit Cottages Marley Combe Road Camelsdale Linchmere GU27 3SP - Existing lawful development - rear garden cabin.</p>
<p><a href="#">SDNP/21/03816/FUL</a> Funtington Parish Council</p> <p>Case Officer: Lauren Cripps</p> <p><b>Written Representation</b></p>	<p>Birchwood Lye Lane East Ashling PO18 9BB - Conversion of the stable for ancillary residential accommodation for disabled mother.</p>
<p><a href="#">SDNP/21/03068/LIS</a> Fittleworth Parish Council</p> <p>Case Officer: Beverley Stubbington</p> <p><b>Written Representation</b></p>	<p>Old Well Cottage Lower Street Fittleworth RH20 1EJ - First Floor extension and internal alterations.</p>
<p><a href="#">SDNP/21/04109/FUL</a> Lurgashall Parish Council</p> <p>Case Officer: Lauren Cripps</p> <p><b>Written Representation</b></p>	<p>Land Adjoining Sods Farm High Hamstead Lane Lurgashall Petworth West Sussex GU28 9EX - Erection of new hardstanding area to allow vehicular access to site.</p>

Reference/Procedure	Proposal
<p><a href="#">SDNP/21/00910/FUL</a> Rogate Parish Council Parish</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>
<p><a href="#">SDNP/20/02935/CND</a> Harting Parish Council</p> <p>Case Officer: Derek Price</p> <p><b>Informal Hearing</b> <b>10/01/2023</b> South Downs Centre Memorial Hall</p>	<p>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.)</p>
<p><a href="#">SDNP/21/03067/HOUS</a> Fittleworth Parish Council</p> <p>Case Officer: Beverley Stubbington</p> <p><b>Written Representation</b></p>	<p>Old Well Cottage Lower Street Fittleworth RH20 1EJ - First Floor extension and internal alterations.</p>
<p><a href="#">SDNP/21/03527/FUL</a> Tillington Parish Council</p> <p>Case Officer: Lauren Cripps</p> <p><b>Written Representation</b></p>	<p>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>
<p><a href="#">SDNP/21/05908/HOUS</a> Lodsworth Parish Council</p> <p>Case Officer: Beverley Stubbington</p> <p><b>Written Representation</b></p>	<p>Oakleaves School Lane Lodsworth GU28 9DH - Extension of existing bungalow to provide first floor accommodation and construction of a new garage building.</p>

<b>Reference/Procedure</b>	<b>Proposal</b>
<u>SDNP/21/04454/HOUS</u> Lurgashall Parish Council  Case Officer: Beverley Stubbington  <b>Householder Appeal</b>	Smugglers Cottage Jobsons Lane Windfall Wood Common Lurgashall GU28 9HA - Erection of garden outbuilding.
<u>SDNP/18/00609/BRECO</u> Rogate Parish Council  Case Officer: Steven Pattie (EX SDNPA)  <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

None

#### 5. CALLED-IN APPLICATIONS

None

#### 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