

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 19-10-2023 and 12-12-2023

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

SDNP/20/00510/GENER Lurgashall Parish Council Parish Case Officer: Michael Coates- Evans Written Representation	Dickhurst Lodge Petworth Road Lurgashall Haslemere West Sussex GU27 3BG - Appeal against LG/23
SDNP/22/05020/HOUS Funtington Parish Council Parish Case Officer: Louise Kent Householder Appeal	6 Heather Close West Ashling West Sussex PO18 8DR - Proposed rear dormer with internal alterations.
SDNP/22/04305/FUL Fittleworth Parish Council Parish Case Officer: Beverly Stubbington Written Representation	Rew Cottage Hesworth Common Lane Fittleworth West Sussex RH20 1EW - Demolition of existing 2 storey and erection of 2 storey replacement dwelling with associated landscaping.

<p>SDNP/23/00115/FUL Lodsworth Parish Council Parish</p> <p>Case Officer: Lauren Cripps</p> <p>Written Representation</p>	<p>Land North of North Court Gills Lane Petworth Lodsworth GU28 9BY - Erection of boundary fence with 1 no. double gate.</p>
<p>SDNP/22/03964/HOUS Midhurst Town Council Parish</p> <p>Case Officer: Louise Kent</p> <p>Householder Appeal</p>	<p>41 Elmleigh Midhurst West Sussex GU29 9EZ - Rear first floor roof dormer extension, 3 no. rooflights to front elevation.</p>
<p>SDNP/21/00526/GENER Lodsworth Parish Council Parish</p> <p>Case Officer: Michael Coates-Evans</p> <p>Written Representation</p>	<p>Erickers The Street Lodsworth Petworth West Sussex GU28 9BZ - Appeal against LD/17</p>
<p>SDNP/23/00351/HOUS Midhurst Town Council Parish</p> <p>Case Officer: Louise Kent</p> <p>Householder Appeal</p>	<p>Ivy Bank Carron Lane Midhurst West Sussex GU29 9LB - Demolition works and erection of single and two storey house extensions.</p>
<p>SDNP/21/00062/UNCM 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/11</p>
<p>SDNP/22/00340/COU Northchapel Parish Council Parish</p> <p>Case Officer: Andy George</p> <p>Written Representation</p>	<p>Willow Spring Farm Hillgrove Lane Northchapel Petworth West Sussex GU28 9EN - Appeal against NC/17</p>

2. DECIDED

<p>SDNP/22/02956/FUL Sutton & Barlavington Parish Council Parish</p> <p>Case Officer: Beverly Stubbington</p> <p>Written Representation</p>	<p>Carriage House Burton Park Road Barlavington West Sussex GU28 0JS - Demolition of stables and pole barn. Construction of replacement building comprising a one- bedroom holiday let and vehicle store.</p>
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Appeal Decision: APPEAL DISMISSED

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the development on the character and appearance of the landscape and the intrinsic qualities of the South Downs National Park.

Reasons

3. The stables and pole barn lie in a roughly L-shaped field that borders the domestic garden of Carriage House to the south. There is a large care home to the west and a loose line of dwellings, beyond an area of woodland, to the east. However, all of these buildings lie within a wide expanse of otherwise open countryside. The stables and pole barn are sited in the lowest part of the field, backed by the tall trees in the woodland. There is also substantial tree cover along the northern boundary so, together with the built development on the other two sides, the field is visually separated from the surrounding landscape. The buildings are set well back from Burton Park Road, and are accessed via a winding hedge-lined drive, so are not visible from the highway. The buildings are in a poor state of repair, but their low profile, rustic materials, and secluded location mean that, although they cannot be described as a positive feature, they have become assimilated into the landscape and do not detract from its rural character. The replacement building would be in a similar location, but it would be considerably wider and higher, with a metal-clad exterior. It would, therefore, be a much more strident feature, with domestic scale windows and doors, giving it a residential appearance that would be uncharacteristic of its rural surroundings. Furthermore, a considerable area of land in front of the building would be levelled and surfaced, with stone gabions installed to retain the sloping field beyond. The increased scale of the structure, the extensive excavations to provide the vehicle maneuvering area, and the domestic appearance of the building, would result in the development being incongruous and harmful to the character of its rural surroundings. Notwithstanding this, the proposed building would be in the same location as the existing stables and pole barn, so would not intrude into the open gap between the site and the dwellings beyond the woodland. It would also be well-screened from most viewpoints.... Consequently, it would not be widely visible, so the harm to the landscape would be limited. Nevertheless, the development would not conserve and enhance landscape character, as required by Policy SD4 of the South Downs Local Plan (2014-33). I have a duty, under Section 62 of the Environment Act 1995, to have regard to the purposes for which National Parks are designated. One of these is to conserve and enhance their natural beauty, wildlife, and cultural heritage... I acknowledge that there is some tension between Policy SD23 of the Local Plan, which encourages new visitor accommodation, and those policies that seek to conserve and enhance the landscape of the National Park, and that some balancing of these competing interests is necessary.

Some limited landscape harm may be outweighed by the benefits of increased visitor accommodation. In this case, however, much of the landscape harm arises from the increased size of the building, and the enlarged hardstanding and manoeuvring area... The landscape harm resulting from this element of the proposal cannot, therefore, be outweighed by any support derived from Policy SD23. It has been suggested that the vehicle store is supported by Policy SD31 of the Local Plan.

In coming to my conclusion, I am mindful that paragraphs 84 and 85 of the Framework seek to support a prosperous rural economy, and advise that planning decisions should enable sustainable rural tourism. However, this is caveated by the need to respect the character of the countryside. I also acknowledge that one of the National Park purposes is to promote opportunities for the understanding and enjoyment of its special qualities by the public, and that, in pursuit of its purposes there is a duty to seek to foster the economic and social wellbeing of its local communities. However, where there is a conflict between the National Park purposes, greater weight should be attached to the conservation purpose.

The proposal would result in harm to the character and appearance of the National Park landscape, which would not be outweighed by the benefits to the rural economy through increased visitor accommodation. Consequently, it would be contrary to Policies SD1, SD4, SD5 and SD23 of the Local Plan which, taken together, seek to conserve the natural beauty and landscape character of the National Park, whilst allowing for appropriately located and well-designed visitor accommodation. conclusion. For the reasons given above, I conclude that the appeal should be dismissed.

3. CURRENT APPEALS

<p><u>SDNP/22/01619/FUL</u> Compton Parish Council Parish</p> <p>Case Officer: Louise Kent</p> <p>Written Representation</p>	<p>Land East of Noredown Way West Marden West Sussex - Laying of permeable hardstanding to facilitate access, turning and parking associated with existing private stable building (retrospective).</p>
<p><u>SDNP/19/00375/BRECO</u> Stedham With Iping Parish Council Parish</p> <p>Case Officer: Michael Coates- Evans</p> <p>Written Representation</p>	<p>Wispers Titty Hill Milland Midhurst West Sussex GU29 0PL - Appeal against ML/26</p>
<p><u>SDNP/21/03679/FUL</u> Compton Parish Council Parish</p> <p>Case Officer: Derek Price</p> <p>Written Representation</p>	<p>Compton Farmhouse Church Lane Compton PO18 9HB - Retrospective installation of a single run of underground drainage piping.</p>
<p><u>SDNP/22/03718/CND</u> Milland Parish Council Parish</p> <p>Case Officer: Lauren Cripps</p> <p>Written Representation</p>	<p>Wardley Farm Cottage Wardley Lane Milland West Sussex GU30 7LX - Demolition of the existing residential dwelling and replacement with two storey three bedroom residential building - Variation of Condition 2 of Planning Permission SDNP/21/05788/FUL - addition of 1 no. dormer window on east elevation.</p>
<p><u>SDNP/21/04688/FUL</u> Bury Parish Council Parish</p> <p>Case Officer: Beverly Stubbington</p> <p>Written Representation</p>	<p>Stane Lodge Bury Gate Bury RH20 1HA - Demolition of existing dwelling and garage and erection of replacement dwelling, garage with tennis court.</p>
<p><u>SDNP/22/03527/FUL</u> Bury Parish Council Parish</p> <p>Case Officer: Lauren Cripps</p> <p>Written Representation</p>	<p>Foxbury Farm West Burton Road West Burton Pulborough West Sussex RH20 1HD - Convert main barn into 4 no. bedroom dwelling. Convert secondary barn to offices/storage and change of use of smaller barn to storage. Alterations to vehicle access from West Burton Road and new landscaping.</p>

<p>SDNP/22/05020/HOUS Funtington Parish Council Parish</p> <p>Case Officer: Louise Kent</p> <p>Householder Appeal</p>	<p>6 Heather Close West Ashling West Sussex PO18 8DR - Proposed rear dormer with internal alterations.</p>
<p>SDNP/22/04305/FUL Fittleworth Parish Council Parish</p> <p>Case Officer: Beverly Stubbington</p> <p>Written Representation</p>	<p>Rew Cottage Hesworth Common Lane Fittleworth West Sussex RH20 1EW - Demolition of existing 2 storey dwelling and erection of 2 storey replacement dwelling with associated landscaping.</p>
<p>SDNP/22/02936/HOUS Kirdford Parish Council Parish</p> <p>Case Officer: Lauren Cripps</p> <p>Written Representation</p>	<p>Scrubb House Farm Cottage Crimbourne Lane Kirdford West Sussex RH14 0HX - Construction of link to join house with annex.</p>
<p>SDNP/23/00115/FUL Lodsworth Parish Council Parish</p> <p>Case Officer: Lauren Cripps</p> <p>Written Representation</p>	<p>Land North of North Court Gills Lane Petworth Lodsworth GU28 9BY - Erection of boundary fence with 1 no. double gate.</p>
<p>SDNP/22/03964/HOUS Midhurst Town Council Parish</p> <p>Case Officer: Louise Kent</p> <p>Householder Appeal</p>	<p>41 Elmleigh Midhurst West Sussex GU29 9EZ - Rear first floor roof dormer extension, 3 no. rooflights to front elevation.</p>
<p>SDNP/21/00526/GENER Lodsworth Parish Council Parish</p> <p>Case Officer: Michael Coates- Evans</p> <p>Written Representation</p>	<p>Erickers The Street Lodsworth Petworth West Sussex GU28 9BZ - Appeal against LD/17</p>

<p><u>SDNP/22/04387/CND</u> Fernhurst Parish Council Parish</p> <p>Case Officer: Jenna Shore</p> <p>Householder Appeal</p>	<p>Copyhold Copyhold Lane Fernhurst West Sussex GU27 3DZ - Construction of extensions, following the partial demolition of detached dwelling. Construction of replacement annex. (Variation of condition 2 of permission SDNP/21/04805/HOUS - introduction of a solid roof lantern light).</p>
<p><u>SDNP/23/00001/UNCM</u> Bury Parish Council Parish</p> <p>Case Officer: Sue Payne</p> <p>Written Representation</p>	<p>Roman Mile Farm Bignor Park Road Bignor Pulborough West Sussex RH20 1HQ - Appeal against BG/6</p>
<p><u>SDNP/21/00062/UNCM</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/11</p>
<p><u>SDNP/20/00510/GENER</u> Lurgashall Parish Council Parish</p> <p>Case Officer: Michael Coates-Evans</p> <p>Written Representation</p>	<p>Dickhurst Lodge Petworth Road Lurgashall Haslemere West Sussex GU27 3BG - Appeal against LG/23</p>
<p><u>SDNP/20/00622/GENER</u> Stoughton Parish Council Parish</p> <p>Case Officer: Sue Payne</p> <p>Written Representation</p>	<p>Green Lanes Farm Back Lane Forestside Stoughton West Sussex PO9 6EB - Appeal against SO/15</p>
<p><u>SDNP/21/00367/COU</u> Compton Parish Council Parish</p> <p>Case Officer: Michael Coates-Evans</p> <p>Written Representation</p>	<p>Land East of Noredown Way West Marden West Sussex - Appeal against CP/10</p>

<p>SDNP/22/03021/FUL Lavant Parish Council Parish</p> <p>Case Officer: Derek Price</p> <p>Written Representation</p>	<p>Land at Lavant Pumping Station Lavant Down Road Mid Lavant Chichester West Sussex - Installation of solar panels.</p>
<p>SDNP/23/02896/LDE Bury Parish Council Parish</p> <p>Case Officer: Derek Price</p> <p>Written Representation</p>	<p>Roman Mile Farm (Plot 2) Bignor Park Road Bignor West Sussex RH20 1HQ - Existing lawful development certificate for the use of a caravan as a dwelling.</p>
<p>SDNP/23/00351/HOUS Midhurst Town Council Parish</p> <p>Case Officer: Louise Kent</p> <p>Householder Appeal</p>	<p>Ivy Bank Carron Lane Midhurst West Sussex GU29 9LB - Demolition works and erection of single and two storey house extensions.</p>
<p>SDNP/23/00540/LDE Lodsworth Parish Council Parish</p> <p>Case Officer: Lauren Cripps</p> <p>Written Representation</p>	<p>Land adjacent to Hazelnut Cottage The Street Lodsworth West Sussex GU28 9BZ - Existing lawful development certificate for the use of paddock north-east of Hazelnut Cottage as garden land in connection with Hazelnut Cottage for at least the past 10 years continuously.</p>
<p>SDNP/22/00156/GENER Duncton Parish Council Parish</p> <p>Case Officer: Sue Payne</p> <p>Written Representation</p>	<p>Rose Cottage High Street Duncton Petworth West Sussex GU28 0LB - Appeal against DN/6</p>
<p>SDNP/22/00340/COU Northchapel Parish Council Parish</p> <p>Case Officer: Andy George</p> <p>Written Representation</p>	<p>Willow Spring Farm Hillgrove Lane Northchapel Petworth West Sussex GU28 9EN - Appeal against NC/17</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