# PLANNING COMMITTEE APPLICATIONS

# POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:
DC/24/0768
Land at Duckmoor Farm, East of Billingshurst Billingshurst RH14 9DZ

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RESOLVED:

At its meeting on 19th November 2024, the Planning Committee South resolved to approve the application, in accordance with the Officer recommendation, subject to amendments to the following conditions:

Condition 7:
*Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s), and details of the location and appearance of all soil and vent pipes, has been submitted to and approved by the Local Planning Authority in writing and all materials and finishes used in the construction of the development hereby permitted shall conform to those approved*

Condition 11:
*Pre-Occupation Condition: Notwithstanding the submitted details, no development above ground floor slab level shall commence until full details of the open spaces and play provision, including a timetable for delivery, have been submitted to and approved by the Local Planning Authority in writing in consultation with local members. The submitted details shall show accordance with the landscaping proposals, including reserved by condition on planning permission DC/20/2607, and shall include, but not limited to, location of each area, type of play equipment, surfacing, planting, fencing, seating, bins, dog waste bins, and signage for each area. The open spaces and play provision shall be installed in accordance with details approved by the Local Planning Authority and maintained as such thereafter.*

At the committee meeting Members were advised of receipt of additional representation from a third-party post publication of the committee report, comprising a counter-response to the applicant's submission document titled 'Response to Expert Witness Reports That Challenge The Water Neutrality Statement' by Motion Dated 2nd October 2024 and commentary titled 'Comprehensive Report on Objections to the Duckmoor Development Water Neutrality Scheme', neither raising new matters not already detailed in the Committee report.

Additionally, post publication of the committee report, comments were received from the Council's consultant Place Services Landscape advice dated 13th November in response to the Council's re-consultation on the latest application submission material. These comments set out that concerns of the proposed layout and number of dwellings which is compromising the delivery of good quality public realm and green infrastructure still stand, for reasons as already detailed in the Committee report.

Following Member debate on the application, the Committee agreed to the request from Committee Members that approval of the application should be subject to the amendments to the conditions set out above.

Post committee meeting, an additional floor plan drawing has been submitted (BA-2B-2S-P1 Floor Plans) as this missed off the submission suite, to form part of the Approved Plans.

RESOLVED

That planning application be granted subject to the conditions as reported and amended as set out above.

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| **Case Officer:** Matthew Porter | **Date:** 29-11-2024 |
| **Authorising Officer:** Adrian Smith | **Date:** 29/11/2024 |