Recommendations of the Planning & Services Committee meeting held on Thursday 7th March 2024

PLANNING APPLICATIONS

The Committee considered the following planning applications:

DC/24/0324 – Wildbrook House, Rectory Lane, Pulborough, West Sussex

Surgery to One Sycamore

PPC Comments: - No objection, however, the surgical option 2 recommended by the Gale Tree Consultancy removing the tree by half is our key recommendation. This is due to this option being a significant attempt to save the tree and protect the ecology of the bees found within the tree.

DC/24/0356 – Staalcot Fields, Stall House Lane, North Heath, West Sussex

Use of land for the stationing of 4 static caravans and 4 touring caravans for residential purposes, together with the formation of hardstanding and associated landscaping.

PPC Comments: - The committee strongly objects to this application. This application is identical to DC/23/2098 in every aspect except water neutrality. There has been no water quality assessment since 1937. Water quality assessment should be conducted before planning permission is granted. Water neutrality statement/calculation as per Part G of the Building Regulations is not accurate. The proposed borehole is within 50 metres of a septic tank (Laural Cottage), which is not permissible. It is also too close to the proposed Caravans. The application is also proposing 4 cess pits which need to be 50 metres from the borehole which is not achievable on the proposed site. There is also concern over the following policies:

- Policy 26 Countryside Protection – Outside the built-up area boundaries the rural character of the countryside will be protected against inappropriate development.
- Policy 32 Quality of New Development – The development should complement locally distinctive characters and heritage – This application is directly opposite a historic listed building.
- Policy 33 Development Principles – Development will be required to ensure a design that avoids unacceptable harm to the occupiers/users of nearby property and land. This clearly fails as it is directly opposite an historic listed building.
- Policy 34 Cultural and Heritage Assets – Development should retain and improve the setting of heritage assets including views, public rights of way, trees and landscape features, including historic public realm features". This is adjacent to a public footpath that is within the development. As per the previous report from the heritage officer.

There has been no traffic assessment undertaken yet especially when vehicle movements along this very narrow country lane could increase dramatically. These vehicle movements would cross two public footpaths and with no designated areas for walkers, horse riders, cyclists or vehicles. Therefore, the application fails policy 40 of Horsham Planning Policy Framework on points 4, 5 and 6 of the policy:

4. Includes opportunities for sustainable transport which reduce the need for major infrastructure and cut carbon emissions
5. Is located in areas where there are, or will be a choice in the modes of transport available.
6. Minimises the distance people need to travel and minimises the conflict between traffic, cyclists and pedestrians.