

TA/2019/610 – Partridge Stud, Effingham Lane, Copthorne

Erection of three x two-storey, 4-bed dwellings and 1 x 3-bed bungalow with associated parking and landscaping involving demolition of existing buildings

Previous planning history

2017/1220	Demolition of existing barns. Erection of 4 detached dwellings. <i>Dismissed</i>
2017/1219	Demolition of existing outbuildings. Erection of detached dwelling. <i>Dismissed</i>
2017/60	Demolition of non-agricultural barns and commercial stables. Erection of three detached dwellings. (Amended plans and description). <i>Approved</i>
2016/1007	Use of single storey outbuilding as separate residential dwelling. (Certificate of Lawfulness for an Existing Use). <i>Granted</i>
2016/1006/NC	Change of use of agricultural building to class C3 (dwelling). (Prior approval class Q part 3 schedule 2). <i>Prior approval refused</i>

This application proposes to replace the existing consent for 3 dwellings for a new plan for 4 dwellings. The access route is similar to the one previously approved and is likely to be accepted by TDC. The three two-storey dwellings have a reduced curtilage and again is likely to be approved. The applicant is proposing an addition of a one-storey dwelling with a low roof profile that would replace a collection of outbuildings that sit between The Lodge and Partridge Cottage. The addition of a fourth house onto an already small site could lead to a more significant built form in the Green Belt. The curtilage of 4 additional properties along with various domestic paraphernalia such as garden, garden furniture, outdoor toys, garages, vehicles would most likely change the character of the area from a rural, equestrian facility to a more urban form. Sustainability is also a concern here as there is no readily available public transport and to walk to such transport would require pedestrians to travel along a narrow, unlit, unpaved road. In reality it would lead to more trips by private vehicle.

TA/2019/595 – The Depot, Redehall Road, Smallfield

Erection of 6 x bungalows with habitable roofspaces with access, parking, landscaping and other associated works

Previous planning history using a variety of locations names such as N&V Motors and Greenleas

2017/2081	Demolition of existing buildings. Erection of 10 dwellings with associated access, landscaping and parking. <i>Approved</i>
2017/2080	Demolition of existing buildings. Erection of 16 dwellings with associated access, landscaping and parking. <i>Refused</i>
2015/2272	Erection of 10 dwellings. (Outline) Revised Plans <i>Approved</i>
2014/1576	Demolition of existing commercial buildings and removal of hard surfacing. erection of 7 dwellings together with associated garaging. (outline) <i>Refused</i>
2008/1113	Variation of condition 2 from permission ta/92/1065 dated 16 march 1993 to allow light goods vehicles up to 35cwt. <i>Approved</i>

- 2008/1118 Removal of conditions 2 & 3 from permission ta/92/1065 dated 16 march 1993. *Refused*
- GOR/396/96 USE OF PIGGERY FOR STORAGE OF REDUNDANT ELECTRONIC & RADAR EQUIPMENT & MATERIAL & SCRAP MATERIALS *Approved*

TDC regard the site as previously developed land (PDL). A number of applications were determined between 1053 and 2009 connected with the commercial use of the site.

Previous applications in 2015 and 2017 seeking consent for 16 dwellings have been refused by TDC on the grounds that the layout was similar to that being proposed in the current application. Consent has been given at various times for the portion of the site nearest to Redehall Road. The Inspector concluded that the rear section of the site was inappropriate for the following reasons

The slight increase in openness at the front of the site would not be enough to outweigh the corresponding loss of openness at the rear of the site

- The fallback use including the introduction of significant numbers of parked vehicles on the site would not be comparable to the proposed buildings
- The works would significantly reduce the openness of the rear part of the site. Constituting inappropriate development
- Original buildings on site were formerly agricultural buildings that were not out of keeping in a rural setting
- This would introduce development at depth on the site, at odds with and harmful to the ribbon style development nearby – visible from the surrounding area resulting in encroachment of development into the countryside
- Even if the Council cannot demonstrate a 5 year housing land supply, the contribution made by 7 houses to local housing need would be limited attracting at most, limited weight
- Vsc not demonstrated to clearly outweigh the harms.

There is no obvious difference between TA/2019/595 and previous applications that have been refused.

TA/2019/613 – Jaxsland Farm, East Hill Lane, Copthorne

Approval of reserved matters for application reference: TA/2018/1392, dated 04/10/2019 for condition 3

TA/2018/1392 was a planning application approved by TDC to demolish one barn, one stable block and one metal workshop, removal of 3,447.16m² of hardstanding and to replace with one dwelling. This application was approved subject to 3 conditions.

Before any development could start the applicant must get approval of the appearance, landscaping, layout and scale and the approved plans for layout and size could not be changed. Even though detailed plans were not provided in 1392, when compared with 613 I don't see any alterations in size or layout.