

Planning Committee (North)
10 APRIL 2018

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), Toni Bradnum, Alan Britten, Peter Burgess, Roy Cornell, Leonard Crosbie, Billy Greening, Adrian Lee, Godfrey Newman, Brian O'Connell, Stuart Ritchie, Simon Torn, Claire Vickers and Tricia Youtan

Apologies: Councillors: John Bailey, Andrew Baldwin, John Chidlow, Christine Costin, Matthew French, Tony Hogben, Christian Mitchell and David Skipp

Absent: Councillors: Jonathan Dancer, Josh Murphy and Connor Relleen

PCN/104 **MINUTES**

The minutes of the meeting of the Committee held on 6th March were approved as a correct record and signed by the Chairman.

PCN/105 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/18/0017 – Councillor Leonard Crosbie declared a personal interest in this item as he lives close to the application site.

PCN/106 **ANNOUNCEMENTS**

There were no announcements.

PCN/107 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated, was noted.

PCN/108 **DC/18/0017 - 3RD HORSHAM GROUP, PEARY CLOSE, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of former a scout building and erection of five 2-bedroom and three 1-bedroom affordable dwellings, including temporary accommodation. The central two-storey part of the building would comprise four flats connected to four 1.5 storey maisonettes. Private amenity space for the ground floor units and a communal amenity space for all residents were proposed. There would be ten parking spaces, set out in two parking courtyards, and covered secure cycle storage.

The application site was located within the built-up area of Horsham on Peary Close at its junction with Cook Road. There was a single storey brick building, which had been used as a scout hut. The rest of the site was mostly unmaintained grassland. There were residential properties around the site, both single and two-storey, with a block of flats to the east.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. There had been 15 letters of objection, from eight households. One member of the public spoke in objection to the application and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of residential development; its impact on the character and appearance of the street scene; the privacy and amenity of neighbouring residents; affordable housing; highway safety and parking provision; ecology and biodiversity; flooding and drainage; and the Community Infrastructure Levy contribution.

RESOLVED

That planning application DC/18/0017 be granted subject to the conditions and reasons as reported.

PCN/109 **DC/17/1704 - 41 PONDTAIL ROAD, HORSHAM**

The Head of Development presented the report which updated Members on the application for a change of use from public house to children's day nursery, which had been considered by the Committee in February when the Committee's view had been to grant permission subject to the resolution of outstanding concerns regarding road safety (Minute No. PCN/90 (06.02.18) refers).

The application had previously been deferred by the Committee in December 2017 to allow for further consideration of highway impacts with the Local Highway Authority (minute No. PCN/63 (05.12.2017) refers) and amendments had been made to the original proposal.

The application site was located in the built-up area of Horsham on the eastern side of Pondtail Road and was the site of the Rising Sun, which had ceased trading in June 2017. Members were referred to the previous reports which contained details of relevant policies, planning history, the outcome of consultations and planning assessments of the original and amended proposal.

Since the previous Committee meeting the Neighbourhood Council had submitted a further objection. A further 70 letters of objection, and one letter of support, had also been received (making a total of 92 letters of objection and one of support).

Members considered the officer's planning assessment of the proposal which included the Highway Authority's analysis of the speed survey which indicated that speed activated signs were not warranted.

After careful consideration Members concluded that the application was not appropriate due to it being likely to increase car traffic, introduce illegal parking, cause harm to local residents, would not promote sustainable forms of local public transport and did not take into account the immediate environment. Members also deemed the speed survey that had been carried out to be insufficient and the proposal would result in significant harm to road safety.

RESOLVED

That planning application DC/17/1704 be refused for the following reasons

- Likely to substantially increase car traffic
- Increase local parking problems
- Would not encourage sustainable forms of transport
- Would be harmful to the amenities of neighbouring properties
- Does not take into account the immediate environment

The above reasons would be contrary to policies 33, 37, 40 and 41 as contained within the Horsham District Planning Framework.

PCN/110 **DC/17/2364 - GATE LODGE, STANE STREET, SLINFOLD**

The Head of Development reported that this application sought permission for the erection of an L shaped 4-bedroom house with a ridge height of 7.5 metres and a detached double garage and landscaping. Four parking spaces were proposed and the existing access off the A29 would be extended to serve the property.

The application site was located outside the built-up area of Slinfold, to the west of the A29. The edge of Slinfold was a 1.2 kilometre walk away along the A24 and Downs Link. The site is hidden from public view by mature planting around its boundary. There were some buildings and structures on the site, including a single storey timber building, large shed and internal road leading to a car port.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Relevant planning history, in particular DC/16/2200 which was allowed on appeal, was also noted. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. There had been no other letters of representation.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the planning history of the site; principle of development; its impact on the character and appearance of the countryside location; neighbouring amenity; transport; and ecology.

RESOLVED

That planning application DC/17/2364 be granted subject to the conditions and reasons as reported with an amendment to condition 6 to include details of retained and proposed landscaping to the south and eastern boundaries of the site.

PCN/111 **DC/17/2642 - LAND SOUTH OF MOLE COTTAGE, FAYGATE LANE, RUSPER**

The Head of Development reported that this application sought retrospective permission for the change of use of a field, formerly in equestrian use, to a recreational area for dogs and their owners and carers. The application included a small shed at the northern end of the site and a two metre high wire fencing around the perimeter. The field provided a space for dogs that couldn't mix well with others and for disabled or elderly owners who cannot walk very far.

The application site was located in a countryside location on the western side of Faygate Lane, close to Lambs Green Road. There was hedging and trees along the boundaries. The shed was used for storage and sundry items for field users, and there was a water tap.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. Eleven letters of objection and 14 of support had been received. 3 members of the public spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; the impact of the fence on landscape character and appearance; neighbouring amenity; and highways.

RESOLVED

That planning application DC/17/2642 be delegated with a view for approval subject to receipt of an acceptable access plan to be determined in consultation with the Chair and the conditions set out in the report, with a condition to be added to restrict the hours of operation (08:00 – 19:00 Monday to Friday, 09:00 – 13:00 Saturdays, Sundays and Bank Holidays).

PCN/112 **DC/17/2675 - MELBURY, 34 RICHMOND ROAD, HORSHAM**

The Head of Development reported that this application sought permission for the erection of a single storey flat-roof rear extension, and a loft conversion featuring three dormer windows, a skylight and the removal of a chimney stack. The application had been considered by the Committee in March 2018 and because of concerns regarding the scale and extent of the changes, particularly the side dormer window, the application was deferred to allow for further discussion with the applicant regarding details of the design of the proposal (Minute No. PCN/103 (06.03.2018) refers).

The application site was located within the built-up area of Horsham within the Horsham (Richmond Road) Conservation Area. Members were referred to the previous report which contained details of relevant policies, planning history, the outcome of consultations and a planning assessment of the proposal.

Three members of the public spoke in objection to the application.

Members considered the officer's planning assessment which advised that the applicant had been unable to amend the side dormer window as it would facilitate a staircase and therefore wished the application to be reconsidered un-amended. Members also considered the comments from the Council's Conservation Officer and the photographs of the longer view of the application site shown within the officer presentation. Members considered that the proposal did not cause a harmful impact which would warrant refusal.

RESOLVED

That planning application DC/17/2675 be granted subject to the conditions and reasons as reported.

PCN/113 **DC/17/2410 - WINDACRES FARM, CHURCH STREET, RUDGWICK**

This item had been withdrawn from the agenda.

The meeting closed at 7.39 pm having commenced at 5.30 pm

CHAIRMAN