

**Planning Committee (North)**  
**4 JULY 2017**

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), John Bailey, Alan Britten, Peter Burgess, John Chidlow, Christine Costin, Leonard Crosbie, Matthew French, Tony Hogben, Godfrey Newman, David Skipp, Claire Vickers and Tricia Youtan

Apologies: Councillors: Andrew Baldwin, Toni Bradnum, Roy Cornell, Jonathan Dancer, Billy Greening, Adrian Lee, Christian Mitchell, Josh Murphy, Brian O'Connell, Connor Relleen, Stuart Ritchie and Simon Torn

PCN/11 **MINUTES**

The minutes of the meeting of the Committee held on 6<sup>th</sup> June were approved as a correct record and signed by the Chairman.

PCN/12 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/13 **ANNOUNCEMENTS**

There were no announcements.

PCN/14 **APPEALS**

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

PCN/15 **DC/17/0388 - LAND SOUTH OF BROADBRIDGE HEATH, OLD WICKHURST LANE (WARD: BROADBRIDGE HEATH) APPLICANT: MR SIMON COCKS**

The Head of Development reported that this application sought permission for a Neighbourhood Centre, which would include a nursery, four commercial units, 24 apartments and a detached parish office building, with 71 parking spaces and landscaping. The application related to outline permission DC/09/2101 for up to 963 residential dwellings, a Neighbourhood Centre, and other infrastructure at Wickhurst Green. The application also included downgrading works to the A264 as required under permission DC/09/2101.

The 24 apartments would be above the retail units in a two/three-storey building and comprise five 1-bedroom and 19 2-bedroom units. Ten affordable units

were proposed, which would be part-funded through commuted sums already paid by the applicant for the wider Wickhurst Green development.

The application site was within the Wickhurst Green residential development on land allocated for a Neighbourhood Centre, between the A264 to the north and dwellings to the south and west. To the east was an area designated for a primary school.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Relevant planning history was also noted, in particular reserved matters application DC/15/0284 for a Neighbourhood Centre comprising a nursery, five retail units and a parish office.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

Members were advised that Condition 17, regarding hours of opening of the retail units, as printed in the report, should be corrected to ‘... shall not be open for trade or business except between the hours of 07:00 and 23:00 Monday to Saturday inclusive, and **07:00** to 22:00 Sundays and Public Holidays’.

The Parish Council objected to the application. Nine letters of objection from six households, one of support and two of comment had been received. The applicant addressed the Committee in support of the proposal. A representative of the Parish Council 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 scale and design of the building on the appearance of the wider area and on the amenities of adjacent occupiers; housing mix; highway and pedestrian safety; and parking and servicing.

Members considered concerns regarding the inclusion of 24 apartments and their impact on parking and amenity, and concluded that the proposal was in accord with the parameter plans. It was confirmed that the downgrading of the Broadbridge Heath bypass prior to occupancy of the Neighbourhood Centre would be secured through Condition 11.

In response to concerns regarding the need for appropriate landscaping and the appearance of the building, it was agreed that Local Members and the Chairman of the Committee would be consulted on Condition 16, which would secure an approved hard and soft landscaping plan, and Condition 5 regarding approval of a schedule of materials.

#### RESOLVED

- (i) That a legal agreement be entered into to secure affordable housing and to link the payment of infrastructure contributions to outline permission DC/09/2101.

- (ii) That on completion of (i) above, planning application DC/17/0388 be determined by the Head of Development. During determination, details of conditions 5 and 16 would be secured in consultation with the Local Members and Chairman of the Committee. The view of the Committee was that the application should be granted.

PCN/16 **DC/17/0566 - THE VICARAGE, CHURCH STREET, WARNHAM (WARD: ITCHINGFIELD, SLINFOLD & WARNHAM)**  
**APPLICANT: MR MARK HENDY**

The Head of Development reported that this application sought permission for the demolition of a 1960s Vicarage and erection of 15 two-storey dwellings comprising five 2-bedroom maisonettes, six 3-bedroom houses and four 4-bedroom houses, landscaping, access and parking. One of the houses would be a replacement Vicarage. The applicant had indicated that the five maisonettes could be affordable housing should this be demonstrated to be viable. Improvements to the access from Church Street were proposed and there would be 35 parking spaces.

The proposal had been amended to reposition the Vicarage further from the new access road and move dwellings further from the tree and hedgerow-lined western boundary. Officers confirmed that the trees would not be close enough to interfere with levels of light reaching the buildings.

The application site was located within the built-up area of Warnham and was a rectangular area of grassland and Vicarage. Beyond the western boundary lay the village cricket field, and school playing fields lay to the north. There were three Grade II Listed buildings and other dwellings south of the site, and business units including a gym to the south east.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. There was no recent relevant planning history. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. In particular it was noted that the Highways Authority had raised no objection.

In response to the applicant's commitment to provide a contribution of £20,000 to Warnham Cricket Club to fully fund and maintain demountable ball-stop netting to shield the site during cricket matches, Sport England had withdrawn their objection to the application. Therefore the application would not need to be referred to the Secretary of State.

The Parish Council objected to the application. Fourteen letters of objection, one of support and four commenting on the proposal had been received. Warnham Cricket Club raised no objection subject to the agreed contribution towards demountable netting. The applicant addressed the Committee in support of the proposal. A representative of the Parish Council 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; dwelling mix and tenure; impact on heritage assets and the visual amenity of the locality; the amenity of neighbouring and future occupiers; the cricket field; highways, access and parking; and ecology.

Members were reassured that the Phase II Ecology survey being carried out would ensure that removal of any bat roost would be carried out under licence from Natural England.

RESOLVED

- (i) That, subject to the satisfactory completion of the Phase II Ecology survey, a legal agreement be entered into to secure infrastructure contributions.
- (ii) That on completion of (i) above, planning application DC/17/0566 be determined by the Head of Development. The view of the Committee was that the application should be granted.

PCN/17 **DC/17/0667 - LAND PARCEL AT NUTHURST ROAD, MONKS GATE**  
**(WARD: NUTHURST) APPLICANT: MRS NICOLA HUMPHREY**

The Head of Development reported that this application sought reserved matters approval of appearance, landscaping, layout and scale relating to outline permission DC/15/1946 for ten dwellings and new access, which had been granted by the Committee in December 2015, subject to the completion of a legal agreement (Minute No. DCN/79 (01.12.15) refers). The dwellings would be arranged in a cul-de-sac and comprise: four 4-bedroom detached houses; two 3-bedroom detached bungalows; and one 2-bedroom and three 3-bedroom semi-detached houses. Each dwelling would have a driveway, with a garage provided for six of the dwellings.

The application site was an undeveloped paddock located outside the built-up area of Nuthurst, set back from Nuthurst Road by a strip of trees, hedges and a grass area with pond. Some of the trees on the boundary were protected by a Tree Preservation Order. A public footpath ran along the western side of the site. The gardens of two semi-detached dwellings were east of the site.

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. In particular it was noted that Southern Water had raised no objection.

The Parish Council raised no objection to the application. Eleven letters of objection had been received. One member of the public, representing Monks

Gate Residents Association, spoke in objection to the application and a representative of the Parish Council spoke in its support.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: its impact on the character of the surrounding area; amenity of occupiers and nearby residents; housing mix; and parking and highways. The provision of four affordable units had been secured through the legal agreement attached to the outline agreement.

Members noted concerns regarding the on-going maintenance of the pond and green space area, which had been maintained by Monks Gate Residents Association for many years. It was confirmed that under the terms of the legal agreement the owner of the land was obliged to retain and maintain this area in perpetuity.

RESOLVED

That approval of reserved matters application DC/17/0667 be granted subject to the conditions and reasons as reported.

PCN/18 **DC/17/1285 - BROADBRIDGE HEATH LEISURE CENTRE, WICKHURST LANE (WARD: BROADBRIDGE HEATH) APPLICANT: HORSHAM DISTRICT COUNCIL**

The Head of Development reported that this application sought non-material amendments to permission DC/16/1844 for a new leisure centre, which had been granted by the Committee in November 2016 (Minute No. DMN/60 (01.11.16) refers). The amendments included: extending the building footprint by one metre; lowering ground floor ceiling by 0.5 metres; minor elevational changes; and alterations to the carpark to allow for an additional parking space, access paths and soft landscaping.

The application site was located within the built-up area of Broadbridge Heath and comprised the leisure centre and adjacent land. The bowls club lay to the east, sports pitches to the south, and the Wickhurst Green housing development to the south west was under construction. The main entrance to the north was adjacent to a Tesco store and car park.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. No statutory internal or external consultation had been required. The Parish Council had not commented on the proposal. One letter of support had been received and one Member of the public spoke in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issue for consideration in determining the proposal was whether the amendments would have a material impact on the overall development. Members concluded that the extent of the amendments were non-material.

RESOLVED

That the amendments proposed under DC/17/1285 are agreed as non-material to planning permission DC/16/1844.

PCN/19 **DC/17/1286 - LAND SOUTH OF BROADBRIDGE HEATH LEISURE CENTRE, WICKHURST LANE (WARD: BROADBRIDGE HEATH)**  
**APPLICANT: HORSHAM DISTRICT COUNCIL**

The Head of Development reported that this application sought non-material amendments to permission DC/16/1263 for five MUGA (multi use games area) pitches, which had been granted by the Committee in September 2016 (Minute No. DMN/39 (06.09.16) refers). The proposal amended the position of the MUGAs and repositioned and widened the northern footpath access to the new sports centre granted under permission DC/16/1844. The MUGAs would be moved to the west and one of them would be shortened by two metres to avoid conflict with the root protection area of trees covered by a Tree Preservation Order. The application had originally proposed reducing the length of all five MUGAs.

The application site was located within the built-up area of Broadbridge Heath, south of the Indoor Bowls Club and Tesco store and west of the A24 slip road. Sports pitches lay to the west and south, and the Wickhurst Green housing development to the west was under construction.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. No statutory internal or external consultation had been required. The Parish Council had not commented on the proposal.

Eleven letters of objection had been received, some of which referred to the original proposal to reduce the length of all five MUGAs. Since publication of the report a further 26 letters objecting to the proposal had been received, many objecting to the reduction in length of all five MUGAs as originally proposed. Three members of the public spoke, all raising some objections, but reluctantly supporting the proposal.

Members considered the officer's planning assessment which indicated that the key issue for consideration in determining the proposal was whether the amendments would have a material impact on the overall development. It was noted that the overall MUGA provision was greater than the existing provision at the leisure centre they would replace.

Members concluded that the extent of the amendments would not materially change the approved MUGAs.

RESOLVED

That the amendments proposed under DC/17/1286 are agreed as non-material to planning permission DC/16/1844.

PCN/20 **DC/17/0466 - OLD LODGE, CHRISTS HOSPITAL (WARD: SOUTHWATER)**  
**APPLICANT: MR & MRS BUDGEN**

The Head of Development reported that this application sought permission for a single storey rear extension with a glazed link to the main building. The extension would be just over seven metres deep with a ridge height of five metres, slightly below that of the main building. Timber cladding and clay roof tiles were proposed.

The application site was located north of Christs Hospital Road and west of Two Mile Ash Road and comprised a single storey Grade II Listed Building in a relatively small plot, with the amenity space to the rear above the dwelling.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The consultation response from the Council's Design & Conservation Advisor was noted by the Committee.

The Parish Council objected to the application, and had written since publication of the report to reiterate their objection. Thirteen letters of support had been received. Both applicants spoke 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 development; its impact on the historic and architectural interest of the listed building and its setting; and neighbouring amenity.

Members discussed the scale and design of the extension and how it would relate to the listed building. It was noted that the footprint of the proposal was considered reasonable and Members concluded that the form and appearance of the extension would not detract from the significance of the listed building. It was also noted that the site was well screened and the proposal would not have an impact on the character of the surrounding area.

RESOLVED

- (i) That a legal agreement be entered into to prevent the implementation of planning permission DC/15/1667 in the event that this extension is implemented.
- (ii) That, on satisfactory completion of the above, planning application DC/17/0466 be determined by the Head of Development to allow for the framing of conditions in consultation with the Local Members.

PCN/21 **DC/17/0467 - OLD LODGE, CHRISTS HOSPITAL (WARD: SOUTHWATER)**

**APPLICANT: MR & MRS BUDGEN**

The Head of Development reported that this application sought Listed Building Consent for a single storey rear extension with a glazed link to the main building. The extension would be just over seven metres deep with a ridge height of five metres, slightly below that of the main building. Timber cladding and clay roof tiles were proposed. The removal of an internal partition between the bedroom and dining room was also proposed.

The application site was located north of Christs Hospital Road and west of Two Mile Ash Road and comprised a single storey Grade II Listed Building in a relatively small plot, with the amenity space to the rear above the dwelling.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The consultation response from the Council's Design & Conservation Advisor was noted by the Committee.

The Parish Council objected to the application, and had written since publication of the report to reiterate their objection.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were the principle of development and its impact on the historic and architectural interest of the listed building.

The site was well screened and Members concluded that the form and appearance of the extension was in keeping with the existing building and would not detract from the character of the listed building or its setting.

RESOLVED

That Listed Building Consent application DC/17/0467 be determined by the Head of Development to allow for the framing of conditions in consultation with the Local Members.

PCN/22 **DISC/17/0186 - TWIGS, BASHURST HILL, ITCHINGFIELD (WARD: ITCHINGFIELD, SLINFOLD & WARNHAM)**  
**APPLICANT: MR DUNCAN JAGGER**

The Head of Development reported that this application sought approval of details submitted regarding Condition 2 of permission DC/16/2568 for the tarmacking of a hardstanding area to the front of the site, which had been granted by the Committee in April 2016 (Minute No. PCN/115 (04.04.17) refers). Condition 2 required the work carried out to reinstate grass verge to an area of tarmacking to be of a satisfactory standard. The reinstatement had been done by covering the area with 15cm of topsoil without removing the tarmac first.



The application site was located on the west of Bashurst Hill, along which were large detached dwellings in generous plots, in a countryside location. It comprised a square-shaped residential plot, on which a two storey property had been constructed following the demolition of a bungalow.

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, and the Local Member had raised concerns regarding the applicant's non-compliance. Six letters of objection, from five households, had been received. One member of the public, and a representative of the Parish Council, spoke in objection to the application.

Members considered the officer's planning assessment, and whether the works as carried out provided a satisfactory reinstatement in terms of drainage and visual amenity, and whether it could be maintained to a satisfactory standard. Members raised concerns regarding non-compliance with the terms of the condition but noted that the condition required the restored grass verge to be 'retained thereafter'. As such, in the event of the verge deteriorating, it would be open to the Council to consider the expediency of enforcement action.

RESOLVED

That application DISC/17/0186 for approval of details pursuant to conditions be approved.

PCN/23 **DC/17/0788 - HOP OAST DEPOT, WORTHING ROAD, HORSHAM**  
**(WARD: SOUTHWATER) APPLICANT: HORSHAM DISTRICT COUNCIL**

The Head of Development reported that this application sought permission for an automatic truck wash system for Horsham District Council refuse vehicles. It would be located in the south west corner of the Hop Oast Depot site and include an underground attenuation tank for waste water. The enclosure would be designed using materials to match the new depot building.

The application site was located outside the built up area close to the junction of the A24 Worthing Road and B2227 Hop Oast Roundabout, between the current 'Park and Ride' facility to the north, the Household Waste recycling facility to the west and the Shell Petrol Station to the south.

The area surrounding the application site was largely industrial and commercial and the nearest residential properties were approximately half a mile south. The site was enclosed by trees and vegetation adjacent to the eight metre chain link fence around the perimeter.

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 noted by the Committee.

The Parish Council objected to the application because it would not be sufficiently screened from the A24. There had been no other responses to the public consultation.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the visual and environmental impact on the character of the surrounding area; and traffic and highway implications. A landscaping condition was not required because the landscaping condition attached to DC/15/2814 would apply to mitigating the impact of the truck wash facility.

RESOLVED

That planning application DC/17/0788 be granted subject to the conditions as reported.

*The meeting closed at 7.25 pm having commenced at 5.30 pm*

CHAIRMAN