

Planning Committee (North)
3 JULY 2018

Present: Councillors: Karen Burgess (Chairman), Liz Kitchen (Vice-Chairman), John Bailey, Andrew Baldwin, Toni Bradnum, Alan Britten, Peter Burgess, John Chidlow, Christine Costin, Leonard Crosbie, Tony Hogben, Adrian Lee, Christian Mitchell, Godfrey Newman, Brian O'Connell, David Skipp, Simon Torn, Claire Vickers and Tricia Youtan

Apologies: Councillors: Roy Cornell, Jonathan Dancer, Matthew French and Stuart Ritchie

Absent: Councillors: Billy Greening, Josh Murphy and Connor Relleen

PCN/15 **MINUTES**

The minutes of the meeting of the Committee held on 5 June were approved as a correct record and signed by the Chairman.

PCN/16 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/17 **ANNOUNCEMENTS**

There were no announcements.

PCN/18 **APPEALS**

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

PCN/19 **DC/18/0205 - FIRTREE PLANTATION, HYES WOODLAND, WATERLANDS LANE, ROWHOOK**

The Head of Development reported that this application sought retrospective permission for an access track which had been laid into an area of woodland to provide vehicular access to Oakesfield Plantation and Firtree Plantation. The main track was almost 600 metres long with an adjoining 120 metre track. Most of the track had been laid with crushed hardcore over a geo-textile membrane. To form part of the track, hardcore had been placed on approximately 245 metres of a public right of way.

The application site was in the countryside approximately three and a half kilometres northwest of Broadbridge Heath and two kilometres north of Slinfold.

The small settlement of Rowhook lay to the northwest. The site was part of an area known as Roman Woods which was in both Rudgwick and Slinfold parishes.

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.

Rudgwick Parish Council raised no objections, though some concerns had been raised. The Local Member confirmed that Slinfold Parish Council objected to the application. Sixteen objections from 13 households had been received. Since publication of the report two further objections had been received and an addendum to the report advised Members of details of the objections and officer comments. Three members of the public, including the Chairman of the Rowhook and Chelmsfold Amenity Society, 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 the development and whether it served a forestry purpose; impact on the rural character of the area; and the further impact that removal of the track would have on ecology and biodiversity.

Officers confirmed that the tracks did not fall within ancient woodland and that the structures on site were for forestry purposes and not for residential use. Members discussed the quality of the track surface, in particular in relation to the public footpath, and noted concerns raised by the Arboricultural Officer that removing the hardcore surface could cause further damage to tree roots.

Members noted that the track laid on the public footpath included unsatisfactory material as outlined in the report, and were concerned that the timescales indicated in the conditions requiring an approved Method Statement followed by the laying of the wearing course in an appropriate manner were too slow. It was therefore agreed that these would be amended so that all works should be completed within six months instead of eight months.

RESOLVED

That planning application DC/18/0205 be granted subject to the conditions as reported, with the timescale of 'four months' referred to in conditions 2 and 3 to be revised to 'three months' as follows:

Condition 2: Within three months of the date of this permission, a Method Statement detailing a suitable wearing course for the length of track that forms part of the Public Right of Way shall have been submitted and approved in writing by the Local Planning Authority. The wearing course shall have a minimum depth of 100mm of Type 1 material with plenty of fines and shall be laid in two courses, each having a minimum depth of 50mm.

Each layer shall be compacted well between the courses and a geo-textile membrane added to prevent fines getting in to the sub-base. Within three months of the date of the written approval by the Local Planning Authority of the Method Statement, the wearing course shall have been laid strictly in accordance with the approved Method Statement and be retained as such thereafter.

Condition 3: Within three months of the date of this permission, an Ecological Construction Methodology Plan (ECMP) shall have been submitted to and approved in writing by the Local Planning Authority. The ECMP shall incorporate all measures proposed within the *Preliminary Ecological Appraisal* and shall include details of habitat protection for adjacent habitats, avoidance measures with regards to protected and notable species and enhancement measures for biodiversity. The measures outlined in Section 4.11 of the *Preliminary Ecological Appraisal* by The Ecology Co-op dated 26th April 2018 should be adhered to, to prevent impacts to protected species and damage to adjacent habitats. The approved provisions shall be implemented before the works to lay the wearing course commences and shall thereafter be retained and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

PCN/20 **DC/18/0612 - MR LIS CHINESE RESTAURANT, 45 SPRINGFIELD ROAD, HORSHAM**

The Head of Development reported that this application sought permission for the change of use from a restaurant to a hot food takeaway to enable Domino's Pizza to relocate from 41 Springfield Road. The proposal included the installation of extraction equipment towards the rear of the building and external alterations to the shop front including new fenestration and entrances. Internal alterations were also proposed.

The application site was located in Horsham Town Centre on the western side of Springfield Road at the end of a row of commercial premises. There were other commercial units east and south of the site, and residential development to the north and west.

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 had not commented on the application. There had been 23 objections from 22 respondents. Since publication of the report one further objection had been received and an addendum to the report advised Members of details of the objection and officer comments.

In response to concerns regarding the impact of late night traffic movements caused by pizza delivery vehicles, an additional condition was recommended requiring a Delivery Service Management Plan for the takeout delivery service to be agreed and implemented. It was agreed that this condition, as set out in the addendum, would be amended to require an Operational Management Plan so that all activity on the site would be in accordance with an approved plan.

Two members of the public, including a representative of the Potters Place Residents Association, 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 development; its appearance and the visual amenities of the street scene; the amenity of neighbouring occupiers; and parking and traffic conditions.

Whilst Members were concerned that the proposal would lead to additional traffic movements, they acknowledged that there were no highways grounds on which to refuse the application and considered that the Operational Management Plan would help to safeguard the amenities of adjacent occupiers and be in the interests of highway safety.

In response to concerns regarding the storage and removal of refuse, including the capacity and type of bin, it was agreed that an additional condition requiring an approved Refuse Strategy be added to safeguard the amenities of the area.

RESOLVED

That planning application DC/18/0612 be granted subject to the conditions as reported, with two additional conditions:

- (i) A condition requiring an Operational Management Plan to, to be agreed with the Chairman, Vice-Chairman and Local Members:

'The use hereby permitted shall not commence until an Operational Management Plan has been submitted to and been approved in writing by the Local Planning Authority. All activity at the site, including all delivery services shall take place in full accordance with the Operational Management Plan thereafter from date of first use.'

- (ii) A condition requiring a Refuse Strategy:

'The use hereby permitted shall not commence until a Refuse Strategy has been submitted to and been approved in writing by the Local Planning Authority. The approved Refuse Strategy shall be implemented at first use and shall be retained as such thereafter.'

PCN/21 **DC/18/0751 - 78 IRWIN DRIVE, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of a garage and store and the erection of a two storey side extension with pitched roof over a new garage, and a single storey rear extension. Works to construct extensions to the property had already commenced. It was noted that paragraph 1.1 of the report should state that the two storey side extension would have a depth of 8.3m at **ground floor** (not first floor) level.

Amendments to the original application had been received to ensure the works were confined to the application site and did not overhang onto 80 Irwin Drive.

The application site was located within the built-up area of Horsham on the southern side of Irwin Drive. It comprised a detached two storey dwelling with a large garden to the rear. There were dwellings of similar size and style in the vicinity, some of which had two storey side extensions.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The Parish Council had not commented on the application. Two objections from one household had been received. The Local Member had raised concerns because of the potential impact on the neighbouring property. One member of the public spoke in objection to the application and the applicant 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 development; the impact of the proposal on the character of the dwelling and on the street scene; and the amenities of neighbouring occupiers.

Members concluded that the scale and design of the proposed extensions were acceptable.

RESOLVED

That planning application DC/18/0751 be granted subject to the conditions and reasons as reported.

PCN/22 **DC/18/0729 - THE CORNER OF PIRIES AND PARK PLACE ON THE HIGHWAY ADJACENT TO PIRIES PLACE CAR PARK, COPNALL WAY, HORSHAM**

The Head of Development reported that this application sought temporary permission for welfare and management facilities, comprising four huts and site hoarding with local information signage. The facilities would be allowed for up to 14 months and be required for the duration of the construction of a

replacement car park at Piries Place, which was granted in February 2018 (DC/17/2511).

Members were advised that paragraph 6.8 of the report regarding hours of working during construction incorrectly stated '8-1pm Monday to Friday'. This should be corrected to '8am-6pm Monday to Friday' as stated in Condition 6.

The application site was in the centre of Horsham south of Piries Place multi storey car park, which was being redeveloped. Part of the site was in Horsham Conservation Area although there were no listed buildings in close proximity. There were retail units with flats above along Park Place, and Burtons Court and Parkway House flats were nearby.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The consultation responses from HDC Environmental Health and the Highway Authority, as contained within the report, were considered by the Committee.

The Neighbourhood Council raised no objection, subject to conditions. One objection had been received. One member of the public spoke in objection to the application on the grounds that the proposal would prevent access to an area of informal car parking on private land. This was not a planning matter or relevant to the determination of the application and the Committee were satisfied that efforts would be made to resolve the matter.

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

Members noted that there was no viable alternative location available and given the temporary nature of the proposal concluded that it was acceptable.

RESOLVED

That planning application DC/18/0729 be granted subject to the conditions and reasons as reported.

The meeting closed at 6.55 pm having commenced at 5.30 pm

CHAIRMAN