

**Planning Committee (North)**  
**2 OCTOBER 2018**

Present: Councillors: Karen Burgess (Chairman), Liz Kitchen (Vice-Chairman), John Bailey, Peter Burgess, John Chidlow, Roy Cornell, Christine Costin, Leonard Crosbie, Jonathan Dancer, Adrian Lee, Christian Mitchell, Godfrey Newman, David Skipp, Simon Torn and Claire Vickers

Apologies: Councillors: Andrew Baldwin, Toni Bradnum, Alan Britten, Matthew French, Billy Greening, Tony Hogben, Stuart Ritchie and Tricia Youtan

Absent: Councillors: Josh Murphy, Brian O'Connell and Connor Relleen

PCN/42 **MINUTES**

The minutes of the meeting of the Committee held on 4 September were approved as a correct record and signed by the Chairman.

PCN/43 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/44 **ANNOUNCEMENTS**

There were no announcements.

PCN/45 **APPEALS**

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

PCN/46 **DC/18/1239 - LAND AT FOUNDRY LANE, FOUNDRY LANE, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of a retail building and the erection of a Lidl convenience store with customer parking for 51 cars, cycle storage and landscaping. One new vehicular access, instead of the two existing ones, and a dedicated delivery dock for goods vehicles on the northern boundary were proposed.

There had been a number of amendments to the original proposal to address officer concerns including: improved design to elevation fronting Kings Road; additional soft landscaping to the south; improved cycle parking; operational restrictions; and a pedestrian crossing point on Foundry Lane.

The application site was located on Foundry Lane approximately 250 metres north east of Horsham Railway Station. It was adjacent to the Horsham Gates

Junction. The two retail units on the site were vacant and had permitted use for sale of non-food bulky goods. The site was approximately one mile from Horsham shopping centre in an area of mixed commercial, retail and residential use.

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.

Forest Neighbourhood Council raised no objection to the application. In addition to the twenty letters of support and ten letters of objection as reported, a further 130 comments in support had been received since publication of the report. There had also been an objection on behalf of Waitrose Ltd. A representative of the Horsham Society spoke in support of 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 quality of design and its impact on townscape character; the amenity of existing and prospective occupiers; access, parking and highway safety; and drainage.

Members welcomed the proposal and considered that, given the conditions to limit the impact on adjacent neighbours and restrictions on the scope of the store, the proposal would not cause any significant harm, and introduce a popular facility in a sustainable location.

In response to concerns regarding parking capacity and the impact on highways, Members were advised that the Safety Audit did not identify a need to extend the parking restrictions along Foundry Lane, and that the Local Highway Authority was satisfied with this. However officers would report to the Local Highway Authority the suggestion by Members regarding the extension of double yellow lines along Foundry Lane.

#### RESOLVED

That planning application DC/18/1239 be granted subject to the conditions and reasons as reported.

#### PCN/47 **DC/18/1433 - THE HOLBROOK CLUB, NORTH HEATH LANE, HORSHAM**

The Head of Development reported that this application sought permission for the change of use from indoor rifle range to gymnasium, with associated external works including a new main entrance, side fire exits, three roof lanterns and three wall-mounted air conditioning units to the rear. The application was a resubmission of a similar application, DC/14/0270, which had been granted by the Committee but now expired (Minute No. DCN/140 (13.05.14) refers).

The application site was located within the built up area of Horsham on the east side of North Heath Lane. The application referred to a long narrow flat roofed building north of the main club house. The area was predominantly residential, with an industrial estate to the west on the opposite side of the road.

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 raised no objection to the application. The Local Members supported the proposal. Nineteen objections had been received, 16 of which were from members of the Holbrook Club. There had been 17 letters of support. 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 the change of use; the character of the development and visual amenities of the street scene; the amenities of occupiers of adjoining properties; and parking and highway safety implications.

Members noted that the current rifle range facility was underused and considered the financial and community benefits of a new gymnasium.

#### RESOLVED

That planning application DC/18/1433 be granted subject to the conditions and reasons as reported.

#### PCN/48 **DC/18/0055 - ENTERPRISE HOUSE, 80 LAMBS FARM ROAD, HORSHAM**

The Head of Development reported that this application sought permission for a variation of conditions 4 and 7 to previously approved DC/11/1660 (change of use from retail/office to a hot food takeaway with a chimney to the side elevation to service the extract duct).

Condition 4 restricted hours of trade to 0900 - 2200 hours Monday to Saturday and at no time on Sundays. The proposed variation would allow opening hours to be extended to: 0900 – 2300 hours Monday to Saturday; 0900 – 2200 hours on Sunday and Bank Holidays.

Condition 7 set out required ventilation and extraction details. The application sought to amend this in the light of a new ventilation system and to include the submitted maintenance regime within the condition to ensure it is maintained in accordance with approved details.

The application site was located in the built-up area of Horsham on the southern side of Lambs Farm Road. The unit was in a small parade of shops

with flats above. There were three delineated parking spaces serving the unit. The surrounding area was predominantly residential.

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 raised no objection to the application and sought reassurance regarding the need for adequate ventilation. Six objections had been received. A petition with 156 signatures supporting the application had been submitted. One member of the public spoke in objection to the application, and the applicant's agent spoke in support of it.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were its impact on neighbouring amenity and highway safety.

Members noted the planning history of the site and discussed the proposal in the context of its location within a residential area. They were particularly concerned by the detrimental impact on residential amenity caused by cooking odours, general disturbance and noise created by the business, including vehicle movements, and concluded that it was unacceptable to extend activity on the site to seven days a week and later opening hours.

#### RESOLVED

That planning application DC/18/0055 be refused for the following reason:

The proposal, and the resulting later opening hours and new Sunday and Bank Holiday opening, would result in an undesirable environmental impact by reason of general disturbance, including noise and odour, in the surrounding area which would be detrimental to the amenities of nearby residential properties. The proposal is therefore contrary to the Policy 33 of the Horsham District Planning Framework (2015).

#### PCN/49 **DC/18/1277 - 10 WELLWOOD CLOSE, HORSHAM**

The Head of Development reported that this application sought permission for the change of use of a 6-bedroom house of multiple occupation (HMO) to an 8-bedroom HMO. There would be no external alterations. A two-storey side extension had been added under permission DC/17/0965. All bedrooms would be en-suite and there would be a communal kitchen and lounge. There were a total of five off-street parking spaces.

The application site was located within the built-up area of Horsham in a residential area. It was a two-storey semi-detached dwelling on the southern side of Wellwood Close.

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.

Local Member Councillor Cornell had requested the application be considered by the Committee. Sixteen objections had been received. One member of the public spoke in objection to the application. The applicant 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 change of use; its impact on amenity; and highways.

Members considered that the additional two bedrooms would not significantly change the impact of the use of the dwelling on amenity or parking, provided that the number of occupants was limited to eight adults. It was requested that, in addition to the restrictions imposed by the HMO Licence, an additional condition be added to ensure the number of occupants was no more than eight.

#### RESOLVED

That planning application DC/18/1277 be granted subject to the conditions as reported, with an additional condition to require the number of occupants to be limited to no more than eight persons.

*The meeting closed at 6.54 pm having commenced at 5.30 pm*

CHAIRMAN