

Planning Committee (North)
3 DECEMBER 2019

Present: Councillors: Liz Kitchen (Vice-Chairman), Matthew Allen, Andrew Baldwin, Tony Bevis, Toni Bradnum, Roy Cornell, Ruth Fletcher, Billy Greening, Tony Hogben, Richard Landeryou, Gordon Lindsay, John Milne, Christian Mitchell, Godfrey Newman, Louise Potter, Stuart Ritchie, David Skipp, Ian Stannard, Claire Vickers and Tricia Youtan

Apologies: Councillors: Karen Burgess, Alan Britten, Peter Burgess, Christine Costin, Leonard Crosbie, Brian Donnelly, Frances Haigh, Colin Minto and Belinda Walters

PCN/54 **MINUTES**

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

PCN/55 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/56 **ANNOUNCEMENTS**

The Chairman of the Committee, Councillor Karen Burgess, was unable to attend because her husband, Councillor Peter Burgess, had been taken ill. The Vice-Chairman, Councillor Liz Kitchen, therefore chaired the meeting and, on behalf of the Committee, sent best wishes to them both.

PCN/57 **APPEALS**

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

PCN/58 **DC/19/1603 - PAGE COURT, LIVINGSTONE ROAD, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of a block of 42 bed-sit flats and three bungalows, and the erection of 40 apartments comprising ten 1-bedroom and 30 2-bedroom flats, and eight terraced houses (four 2-bedroom and four 3-bedroom). Parking for 56 cars, new access from Park Terrace East and landscaped areas were proposed. All the units would be affordable rent provided through the applicant, Saxon Weald.

The application site was located in a residential area of Horsham, close to the town centre. The residential units on the site were either unoccupied or occupied by housing association tenants.

The Neighbourhood Council did not object in principle, but objected to the scale, appearance and other details of the application. There had been 40 responses to the public consultation objecting to the application, including one from the Horsham Society. One letter of comment had been received. Three members of the public spoke in objection to the application and the applicant and the applicant's agent both 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; affordable housing provision; the layout and density of the buildings; their scale and appearance; impact on neighbouring amenity; trees; and highways, access and parking. It was noted that on-street parking generated by the development could be minimised by ensuring the development did not qualify for resident parking permits.

Members noted the sustainable location and welcomed the 100% affordable housing provided by the scheme and weighed these significant benefits against concerns that the scale of the proposal, including the height of the four-storey element, would be overbearing and out of keeping with the streetscene.

It was agreed that Condition 9 regarding the approval of exterior materials and finishes and colours (including brick detailing and patterns) would be agreed in consultation with Local Members.

RESOLVED

- (i) That a legal agreement be entered into to secure the provision of 100% affordable rented units.
- (ii) That on completion of (i) above, planning application DC/19/1603 be determined by the Head of Development with a view to approval, subject to appropriate conditions.
- (iii) In the event that the legal agreement is not completed within three months of the decision of the committee, the Director of Place be authorised to refuse permission on the grounds of failure to secure the Obligations necessary to make the development acceptable in planning terms.

PCN/59 **DC/19/2008 - 30 WARREN DRIVE, SOUTHWATER**

The Head of Development reported that this application sought permission for the erection of a single storey side and rear extension to a detached double garage. Stairs to a storage space in the roof, with a flat area of roof to reduce its height and impact, were proposed. The extended garage would be rendered to match the host property.

The application was an amended version of application DC/19/1081, which had sought a two-storey extension with habitable roof space.

Members were advised that an amendment to Condition 4, as printed in the report, was recommended to require further surface water drainage details to be submitted and approved by the Local Planning Authority prior to the commencement of development.

The application site was located in the built-up area of Southwater in a residential area and was adjacent to the turning head of Warren Drive, which was a cul-de-sac. The presenting officer advised that Warren Drive was connected to Larkspur Way, and was not accessed via Cedar Drive as printed in the report.

The Parish Council raised no objection to the application, subject to the protection of adjacent trees. There had been two representations objecting to the application. Since publication of the report, a further objection from a neighbouring resident had been received raising a number of issues that the objector considered had not been satisfactorily addressed in the report including land ownership, surface water drainage and potential use of the attic space for accommodation. 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 planning history of the site; character and appearance; trees; and impact on neighbouring amenity. The amendment to Condition 4 would address concerns regarding drainage.

Members discussed the scale and appearance of the proposal, and concluded that the proposal would not have a significant impact on neighbouring amenity or the character and appearance of the locality.

RESOLVED

That planning application DC/19/2008 be granted subject to the conditions as reported, with Pre-Commencement Condition 4 amended as follows:

Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The meeting closed at 6.50 pm having commenced at 5.30 pm

CHAIRMAN