

Planning Committee (North)
7 JANUARY 2020

Present: Councillors: Karen Burgess (Chairman), Liz Kitchen (Vice-Chairman), Matthew Allen, Andrew Baldwin, Toni Bradnum, Peter Burgess, Christine Costin, Brian Donnelly, Ruth Fletcher, Billy Greening, Frances Haigh, Tony Hogben, Richard Landeryou, Gordon Lindsay, John Milne, Christian Mitchell, Godfrey Newman, Louise Potter, Stuart Ritchie, David Skipp, Ian Stannard and Claire Vickers

Apologies: Councillors: Tony Bevis, Alan Britten, Roy Cornell, Leonard Crosbie, Colin Minto, Belinda Walters and Tricia Youtan

PCN/60 **MINUTES**

The minutes of the meeting of the Committee held on 3 December were approved as a correct record and signed by the Chairman.

PCN/61 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/19/2223 - Councillor Tony Hogben declared a personal interest in this item because he was the applicant. He withdrew from the meeting and took no part in the determination of this item.

PCN/62 **ANNOUNCEMENTS**

There were no announcements.

PCN/63 **APPEALS**

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

PCN/64 **DC/18/2747 - PATHFIELD CLOSE, RUDGWICK**

The Head of Development reported that this application sought permission for the demolition of six bungalows and the erection of six two-storey dwellings, with landscaping, comprising: two 3-bedroom (not 5-bedroom as incorrectly stated at paragraph 1.2 of the report); and four semi-detached 2-bedroom dwellings. Fourteen parking spaces were proposed; parking arrangements would be achieved by extending Pathfield Close to the south. All the units would be housing for affordable rent.

Since publication of the report, the draft Rudgwick Neighbourhood Plan had been approved for consultation and was currently undergoing an 8-week consultation period.

The application site was located within and adjacent to the southern edge of the built-up area of Rudgwick on the west of Pathfield Close, in a residential area not far from the A281. The six bungalows to be demolished were managed by the applicant, a registered provider of affordable homes.

Since publication of the report a further objection had been received relating to the loss of the bungalows. The Parish Council objected to the application. There had been 15 representations objecting to the original application and five further objections to the amended scheme, as set out in the report. The Rudgwick Preservation Society had also objected. The applicant and the applicant's agent both 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; design and impact on the character of the area; residential amenity; highway considerations; and ecological impact.

Members welcomed the provision of affordable housing, and considered that the benefits of the scheme outweighed any concerns regarding the loss of smaller units. Members were concerned that the use of dark grey building materials on the roofs and upper floors of the units detracted from the design and were out of keeping with the street scene.

It was therefore agreed that Condition 10 be amended so that the schedule of materials, finishes and colours, required under Condition 10, be approved in consultation with Local District Council Members, the Chairman and Vice-Chairman of this Committee.

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 Planning Application DC/18/2717 be determined by the Head of Development with a view to approval, subject to appropriate conditions, including the amendment to Condition 10.
- (iii) In the event that the legal agreement is not completed within three months of the decision of this 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/65 **DC/19/1112 - TESCO EXPRESS, 49 BRIGHTON ROAD, HORSHAM**

The Head of Development reported that this application sought permission for the installation of an ATM at the Tesco Express, on a wall adjacent to a trolley store at the front of the building. The ATM would only be available to use when the shop was open (6.00am – 11pm). The proposal includes a cover to the ATM for when it is not in use.

The application site was located in the built-up area of Horsham on the corner of the A281 and St Leonards Road, in a predominantly residential area.

Since publication of the report a further objection had been received relating to highway safety. The Neighbourhood Council objected to the application. There had been 15 representations from 13 households objecting to the original application, and a further seven objections in respect of additional information submitted by the applicant, as printed in the report. The Local Members had asked for this application to be determined by the Committee. One member 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 impact of the proposal on highway safety and traffic flow; and the impact on the amenity of residential occupiers, in particular with regard to noise and disturbance. Members also considered the two previous applications for an ATM on the site, which had been refused.

The previous appeal decision was noted by the Members. Members did not consider that the current proposal had produced enough evidence to show that the use of the ATM would not be detrimental to highway safety, and noted that the previous appeal decision was some time ago.

Members considered that the proposed hours of operation, from early in the morning until late into the evening, would have a harmful impact on neighbouring residential occupiers due to noise and disturbance.

Members concluded that the proposal would increase activity and traffic movements at this already busy location and have an unacceptable impact on highway safety and on residential amenity.

RESOLVED

That planning application DC/19/1112 be refused for the following reasons:

The proposed ATM will have a detrimental impact on highway safety and the amenity of neighbouring properties contrary to Policies 33 and 40 of the Horsham District Local Plan (2015) and Paragraph 109 of the National Planning Policy Framework.

PCN/66 **DC/19/2232 - 12 HAYES LANE, SLINFOLD**

Item withdrawn from the agenda.

PCN/67 **DC/19/2223 - MORRISWOOD, OLD HOLBROOK, HORSHAM**

The Head of Development reported that this application sought permission for the installation of 100 solar panels, in two 50-metre long rows, on agricultural land directly to the south of the dwelling.

The application site was located in the countryside to the west of Old Holbrook Road, north of the A264.

The Parish Council raised no objection to the application. 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 principle of development; landscape character and visual impact; amenity impacts; and ecology. It was noted that the proposal's scale and siting would not be detrimental to the countryside setting.

RESOLVED

That planning application DC/19/2223 be granted subject to the conditions as reported.

PCN/68 **DC/19/1623 - MILLFIELD BARN, HORSHAM ROAD, ROWHOOK, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of an agricultural building and erection of a two-storey L shaped dwelling in the style of a barn conversion, with hard and soft landscaping.

Since publication of the report, the draft Rudgwick Neighbourhood Plan had been approved for consultation and was currently undergoing an 8-week consultation period.

The application site was located in the countryside northwest of Rowhook village and was accessed via a narrow track west of Horsham Road.

The Parish Council raised no objection to the application. There had been 13 representations in support, and three in objection, to the application. One letter of comment was also received. One member of the public spoke in support to the application and the two applicants both 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 in this countryside location; the character of the development and visual amenities of the street scene; amenities of adjoining occupiers; and parking and highways impacts.

Members discussed the proposal in the context of local and national planning policies. They discussed the benefits of the proposal, which was of an acceptable design and would improve the appearance of the site itself. It was proposed and seconded that the application be approved. The motion was lost.

Members concluded that the proposal was contrary to policies within the Horsham District Planning Framework, and would lead to unacceptable development in a countryside location.

RESOLVED

That planning application DC/19/1623 be refused for the following reasons:

The proposed dwelling is located in a countryside location, outside of any defined built-up area boundary, on a site not allocated for development within the Horsham District Planning Framework or an adopted neighbourhood plan. The Council is able to demonstrate a 5-year housing land supply and consequently the proposed development would be contrary to the overarching strategy and hierarchy approach of concentrating development within the main settlements of the District. Furthermore, the proposed development is not essential to its countryside location. Consequently, the proposal for a new dwelling on the site represents unsustainable development contrary to policies 1, 3, 4 and 26 of the Horsham District Planning Framework (2015) and guidance within the National Planning Policy Framework (2018).

PCN/69 **TPO/1524 - BURNALLS, BUCKS GREEN, RUDGWICK**

Item withdrawn from the agenda.

PCN/70 **DC/19/2112 - THE COUNCIL OFFICES, PARK HOUSE, NORTH STREET, HORSHAM**

The Head of Development reported that this application sought Listed Building consent for internal alterations to this Grade II* Listed Building, which dates from the 17th century. Alterations include removal of later additions, repairs and decorations, new floor finishes, new lighting, new access system, power actuation to entrance door, refitting of existing toilets and kitchen and installation of a suspended ceiling.

The application site was located on North Street, adjacent to Horsham Park, within the built-up area of Horsham town.

The Neighbourhood Council raised no objection to the application. There had been no further representations in response to the public consultation.

Members considered the officer's planning assessment and concluded that the proposed alterations, which included the removal of later additions, were acceptable.

RESOLVED

That Listed Building consent DC/19/2112 be granted subject to the conditions as reported.

PCN/71 **DC/19/2085 - 9 BENS ACRE, HORSHAM**

The Head of Development reported that this application sought permission for the erection of a single storey rear extension with pitched roof. The conversion of a front garage extension into a habitable room was also proposed.

The application site was located within the built-up area of Horsham on the west side of Bens Acre, facing a wooded area. It was in a row of similar dwellings, with front garage extensions in large front gardens.

The Neighbourhood Council raised no objection to the application. There had been no other consultation responses.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the character of the dwelling and the visual amenities of the area; the amenities of adjacent occupiers; and parking. It was considered that the proposal would not materially affect the character of the dwelling, the street scene, or neighbouring amenity.

RESOLVED

That planning application DC/19/2085 be granted subject to the conditions as reported.

The meeting closed at 7.06 pm having commenced at 5.30 pm

CHAIRMAN