



Email: committeeservices@horsham.gov.uk
Direct line: 01403 215465

Planning Committee (North)

Tuesday, 3rd March, 2020 at 5.30 pm
Conference Room, Parkside, Chart Way, Horsham

Councillors:	Karen Burgess (Chairman) Liz Kitchen (Vice-Chairman) Matthew Allen Andrew Baldwin Tony Bevis Toni Bradnum Alan Britten Peter Burgess Roy Cornell Christine Costin Leonard Crosbie Brian Donnelly Ruth Fletcher Billy Greening Frances Haigh Tony Hogben	Richard Landeryou Gordon Lindsay John Milne Colin Minto Christian Mitchell Godfrey Newman Louise Potter Stuart Ritchie David Skipp Ian Stannard Claire Vickers Belinda Walters Tricia Youtan
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You are summoned to the meeting to transact the following business

Glen Chipp
Chief Executive

Agenda

	Page No.
GUIDANCE ON PLANNING COMMITTEE PROCEDURE	
1. Apologies for absence	
2. Minutes	7 - 10
<p>To approve as correct the minutes of the meeting held on 4 February 2020 <i>(Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to committeeservices@horsham.gov.uk at least 24 hours before the meeting. Where applicable, the audio recording of the meeting will be checked to ensure the accuracy of the proposed amendment.)</i></p>	
3. Declarations of Members' Interests	
<p>To receive any declarations of interest from Members of the Committee</p>	

4. **Announcements**

To receive any announcements from the Chairman of the Committee or the Chief Executive

To consider the following reports of the Head of Development and to take such action thereon as may be necessary:

5. **Appeals** 11 - 12

Applications for determination by Committee:

6. **DC/18/2231 - Ghyll House Farm, Broadwater Lane, Copsale** 13 - 34

Ward: Nuthurst and Lower Beeding
Applicant: KRS Retail Ltd

7. **DC/19/2389 - Godfreys of Horsham, Worthing Road, Southwater** 35 - 42

Ward: Southwater South and Shipley
Applicant: Mr G Thorpe

8. **Urgent Business**

Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as urgent because of the special circumstances

Agenda Annex

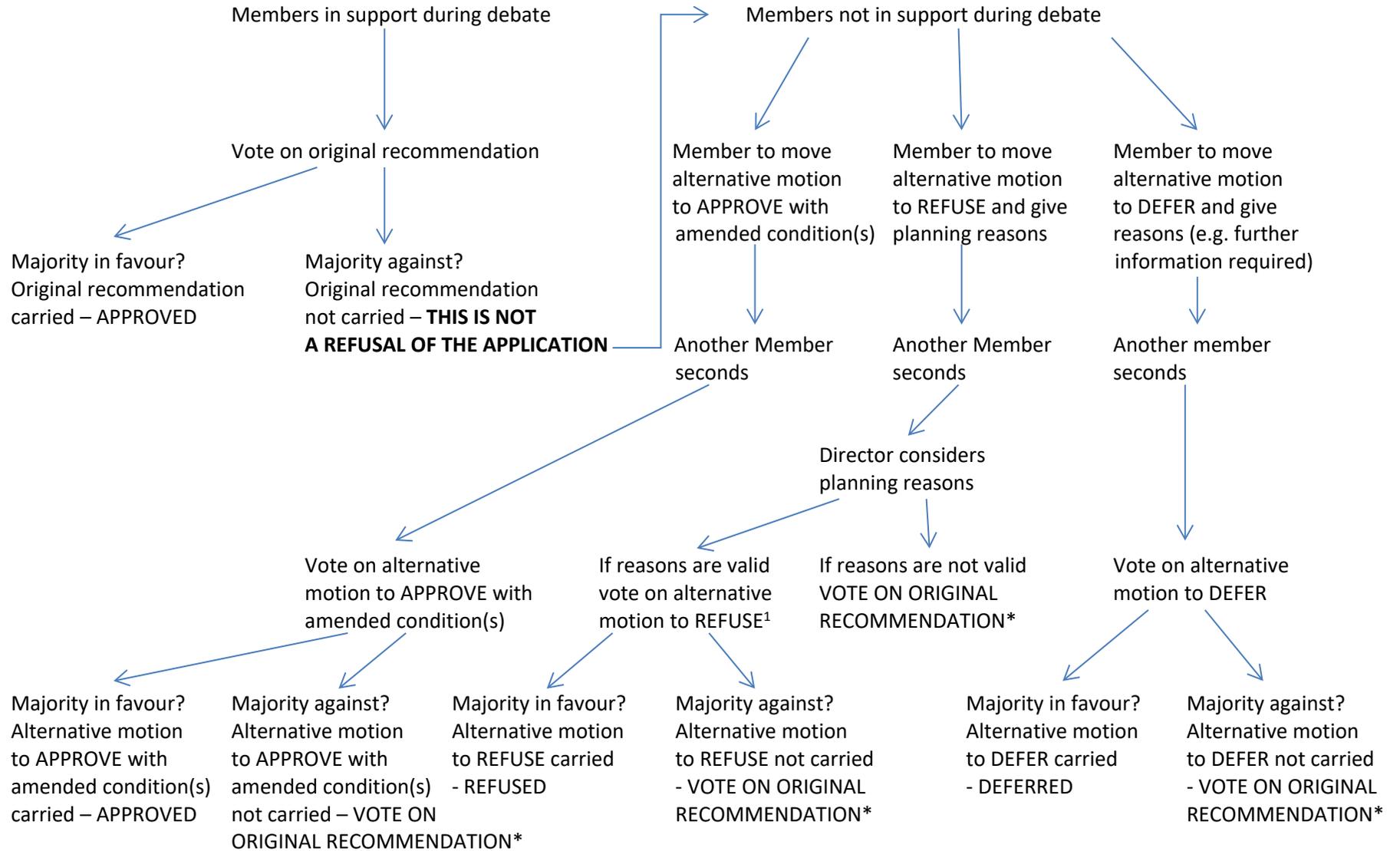
GUIDANCE ON PLANNING COMMITTEE PROCEDURE

(Full details in Part 4a of the Council's Constitution)

Addressing the Committee	Members must address the meeting through the Chair. When the Chairman wishes to speak during a debate, any Member speaking at the time must stop.
Minutes	Any comments or questions should be limited to the accuracy of the minutes only.
Quorum	Quorum is one quarter of the total number of Committee Members. If there is not a quorum present, the meeting will adjourn immediately. Remaining business will be considered at a time and date fixed by the Chairman. If a date is not fixed, the remaining business will be considered at the next committee meeting.
Declarations of Interest	Members should state clearly in which item they have an interest and the nature of the interest (i.e. personal; personal & prejudicial; or pecuniary). If in doubt, seek advice from the Monitoring Officer in advance of the meeting.
Announcements	These should be brief and to the point and are for information only – no debate/decisions .
Appeals	The Chairman will draw the Committee's attention to the appeals listed in the agenda.
Agenda Items	The Planning Officer will give a presentation of the application, referring to any addendum/amended report as appropriate outlining what is proposed and finishing with the recommendation.
Public Speaking on Agenda Items (Speakers must give notice by not later than noon two working days before the date of the meeting)	Parish and neighbourhood councils in the District are allowed 5 minutes each to make representations; members of the public who object to the planning application are allowed 2 minutes each, subject to an overall limit of 6 minutes; applicants and members of the public who support the planning application are allowed 2 minutes each, subject to an overall limit of 6 minutes. Any time limits may be changed at the discretion of the Chairman.
Rules of Debate	<p>The Chairman controls the debate and normally follows these rules but the Chairman's interpretation, application or waiver is final.</p> <ul style="list-style-type: none"> - No speeches until a proposal has been moved (mover may explain purpose) and seconded - Chairman may require motion to be written down and handed to him/her before it is discussed - Secunder may speak immediately after mover or later in the debate - Speeches must relate to the planning application under discussion or a personal explanation or a point of order (max 5 minutes or longer at the discretion of the Chairman) - A Member may not speak again except: <ul style="list-style-type: none"> o On an amendment to a motion o To move a further amendment if the motion has been amended since he/she last spoke o If the first speech was on an amendment, to speak on the main issue (whether or not the amendment was carried) o In exercise of a right of reply. Mover of original motion

	<p>has a right to reply at end of debate on original motion and any amendments (but may not otherwise speak on amendment). Mover of amendment has no right of reply.</p> <ul style="list-style-type: none"> ○ On a point of order – must relate to an alleged breach of Council Procedure Rules or law. Chairman must hear the point of order immediately. The ruling of the Chairman on the matter will be final. ○ Personal explanation – relating to part of an earlier speech by the Member which may appear to have been misunderstood. The Chairman’s ruling on the admissibility of the personal explanation will be final. <ul style="list-style-type: none"> - Amendments to motions must be to: <ul style="list-style-type: none"> ○ Refer the matter to an appropriate body/individual for (re)consideration ○ Leave out and/or insert words or add others (as long as this does not negate the motion) - One amendment at a time to be moved, discussed and decided upon. - Any amended motion becomes the substantive motion to which further amendments may be moved. - A Member may alter a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - A Member may withdraw a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - The mover of a motion has the right of reply at the end of the debate on the motion (unamended or amended).
Alternative Motion to Approve	<p>If a Member moves an alternative motion to approve the application contrary to the Planning Officer’s recommendation (to refuse), and it is seconded, Members will vote on the alternative motion after debate. If a majority vote against the alternative motion, it is not carried and Members will then vote on the original recommendation.</p>
Alternative Motion to Refuse	<p>If a Member moves an alternative motion to refuse the application contrary to the Planning Officer’s recommendation (to approve), the Mover and the Secunder must give their reasons for the alternative motion. The Director of Planning, Economic Development and Property or the Head of Development will consider the proposed reasons for refusal and advise Members on the reasons proposed. Members will then vote on the alternative motion and if not carried will then vote on the original recommendation.</p>
Voting	<p>Any matter will be decided by a simple majority of those voting, by show of hands or if no dissent, by the affirmation of the meeting unless:</p> <ul style="list-style-type: none"> - Two Members request a recorded vote - A recorded vote is required by law. <p>Any Member may request their vote for, against or abstaining to be recorded in the minutes.</p> <p>In the case of equality of votes, the Chairman will have a second or casting vote (whether or not he or she has already voted on the issue).</p>
Vice-Chairman	<p>In the Chairman’s absence (including in the event the Chairman is required to leave the Chamber for the debate and vote), the Vice-Chairman controls the debate and follows the rules of debate as above.</p>

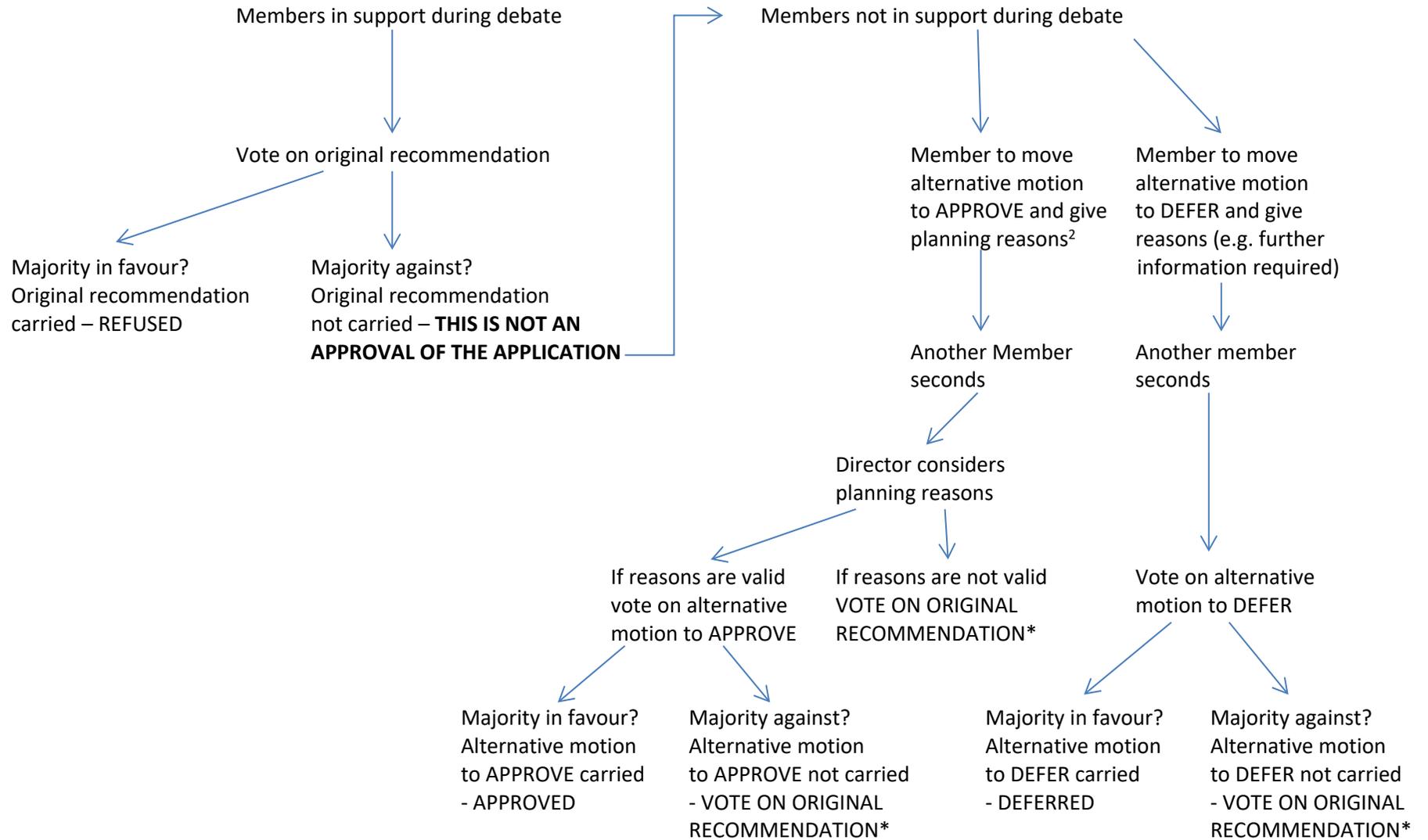
Original recommendation to APPROVE application



*Or further alternative motion moved and procedure repeated

¹ Subject to Director’s power to refer application to Full Council if cost implications are likely.

Original recommendation to REFUSE application



*Or further alternative motion moved and procedure repeated

² Oakley v South Cambridgeshire District Council and another [2017] EWCA Civ 71

Planning Committee (North)
4 FEBRUARY 2020

Present: Councillors: Karen Burgess (Chairman), Liz Kitchen (Vice-Chairman), Matthew Allen, Tony Bevis, Peter Burgess, Roy Cornell, Christine Costin, Brian Donnelly, Ruth Fletcher, Billy Greening, Tony Hogben, Gordon Lindsay, John Milne, Colin Minto, Christian Mitchell, Godfrey Newman, Stuart Ritchie, David Skipp, Claire Vickers, Belinda Walters and Tricia Youtan

Apologies: Councillors: Andrew Baldwin, Toni Bradnum, Alan Britten, Leonard Crosbie, Frances Haigh, Richard Landeryou, Louise Potter and Ian Stannard

PCN/72 **MINUTES**

The minutes of the meeting of the Committee held on 7 January were approved as a correct record and signed by the Chairman.

PCN/73 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/74 **ANNOUNCEMENTS**

There were no announcements.

PCN/75 **APPEALS**

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

PCN/76 **DC/19/2346 - 44 COLLEGE ROAD, SOUTHWATER**

The Head of Development reported that this application sought permission for the erection of an end of terrace two storey 3-bedroom dwelling with private amenity space and a total of four parking spaces.

The application site was located within the built-up area of Southwater in a high-density residential area. It was a corner plot at the north-west end of a terrace on the south of College Road.

The Parish Council raised no objection to the application. There had been 30 representations objecting to the application from nine separate households. Two members of the public spoke in objection to the application. One member of the public and the applicant 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; design and visual amenities; impact on neighbouring amenity; and highways considerations including parking provision.

Members noted that DC/19/1292 had been refused because of a shortfall of parking spaces. They concluded that the proposed provision of off-street parking was sufficient to overcome this reason for refusal and that the proposal would not lead to an increase in on-street parking.

RESOLVED

That planning application DC/19/2346 be granted subject to the conditions as reported.

PCN/77 **DC/19/2232 - 12 HAYES LANE, SLINFOLD**

The Head of Development reported that this application sought permission for the erection of two semi-detached two storey 2-bedroom dwellings, each with private amenity space, to the rear of the dwellings along Hayes Lane. Two parking spaces for each home was proposed.

The application site was located outside, but adjoining, the built-up area of Slinfold, on the west of Hayes Lane and south of Brick Lane. A watercourse ran along the eastern edge of the site, and new development to the west.

The Parish Council raised no objection to the application. There had been two representations objecting to the application.

A representative of the Parish Council spoke in support of the application subject to: assurance that the watercourse would be properly managed; a satisfactory drainage strategy being agreed in consultation with the Parish Council; and a construction management plan. Members were advised that the management of the watercourse was governed by other legislation; and the Parish Council could not be consultees because they were not part of the decision making body.

Members noted the planning history of the site and considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development and the planning inspector's inclusions; design and appearance; amenity impacts; highways impacts; the impact on the watercourse.

Members concluded that the layout and siting of the proposal overcame the reason for refusal of DC/17/1012 regarding its impact on the watercourse and agreed that the proposal was acceptable. Members agreed that a condition requiring a Construction Management Plan should be included to minimise its impact on the surrounding area.

Members discussed concerns regarding drainage and management of the watercourse, and it was agreed that an **Informative** would be added to the decision notice requesting that the drainage strategy and management of the watercourse should be consistent with those approved for the adjacent Cherry Tree (Brick Lane) development.

RESOLVED

That planning application DC/19/2232 be granted, subject to the conditions as reported, and subject to an additional condition requiring the submission of a Construction Management Plan.

PCN/78 **DC/19/2412 - TITLESFOLD FARM, THE HAVEN, BILLINGSHURST**

The Head of Development reported that this application sought permission for the demolition of two barns, removal of a caravan, and the erection of a T-shaped two storey dwelling and detached garage.

The application site was located outside the built-up area of Billingshurst, southeast of Tittlesfold Farm estate, which included a cluster of properties including a Grade II Listed Building. It was surrounded by open countryside with sporadic residential development along Haven Road.

The Parish Council objected to the application. There had been no further 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; design and appearance; heritage impacts; neighbouring amenity; and highways considerations.

Members considered the proposal in the context of the extant prior approvals for conversion of the two barns into residential dwellings, which established the principle of development on the site. They concluded that one additional dwelling, albeit two storey, would have no greater impact than the two barn conversions would have had.

RESOLVED

That planning application DC/19/2412 be granted subject to the conditions as reported.

PCN/79 **DC/18/1622 - BECKLEY STUD, REEDS LANE, SOUTHWATER**

The Head of Development reported that this application sought retrospective permission for the replacement of a mobile home with a new larger one in a different position, and a 1.8 metre fence along the eastern and southern boundaries. In addition to these retrospective elements, the application included

a 1.5 metre fence along the northern and remaining part of the eastern and southern boundaries.

The application site was located outside the built-up area some distance from Southwater. It was south of Coltstaple Lane and east of Reeds Lane and comprised a number of stables within individual paddocks.

The Parish Council objected to the application. There had been no further representations received in response to the public consultation. Statements from the applicant's agent and legal representative were both read to the Committee. The applicant also addressed the Committee in support of it.

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 and scale on the character and visual amenities of the countryside, including nearby Grade II Listed buildings; neighbouring amenity; and parking and highway safety issues.

Members discussed the business background and current use of the site and the recommendation to restrict permission for the dwelling to three years so that the justification for the dwelling could be reviewed. They also expressed concern that, whilst it was reasonable for private amenity space to be protected, the existing closeboard fencing around the wider site changed the character of the site to the detriment of the countryside location, and that post and rail fencing would be more appropriate. It was therefore agreed that Condition 3 regarding the submission of all boundary treatments, including existing fencing, should be agreed in consultation with Local Members.

It was also agreed that an **Informative** would be added to the decision notice expressing the expectation that the closeboard fencing would be kept to a minimum and replaced with post and rail fencing where appropriate, which would be more in keeping with the character of the countryside location.

RESOLVED

That planning application DC/18/1622 be granted, subject to the conditions as reported with Condition 3 regarding Landscaping to be agreed in consultation with Local Members.

The meeting closed at 6.50 pm having commenced at 5.30 pm

CHAIRMAN

Planning Committee (NORTH)

Date: 3rd March 2020



Report on Appeals: 23/01/2020 – 19/02/2020

1. Appeals Lodged

Horsham District Council have received notice from the Planning Inspectorate that the following appeals have been lodged:

Ref No.	Site	Date Lodged	Officer Recommendation	Committee Resolution
DC/19/1232	Furlong Farm, Rusper Road, Ifield, West Sussex, RH11 0LN	24-Jan-20	Application Refused	N/A
DC/19/1958	Old House Farm, The Street, Slinfold, Horsham, West Sussex, RH13 0RS	29-Jan-20	Application Refused	N/A
DC/19/2247	Prestwood Paddock, Prestwood Lane, Ifield, Crawley, West Sussex, RH11 0LA	03-Feb-20	Prior Approval Required and REFUSED	N/A
DC/19/0326	Land North of Raylands Park, Jackrells Lane, Southwater, West Sussex	13-Feb-20	Application Refused	N/A
DC/19/1849	Dunnocks, Emms Lane, Brooks Green, Horsham, West Sussex, RH13 0TR	17-Feb-20	Application Refused	N/A
DC/19/2551	Former Milking Parlour, New Brook Farm, Nuthurst Road, Maplehurst, West Sussex	18-Feb-20	Application Refused	N/A
DC/19/2477	Copsale Stables, Copsale Road, Copsale, West Sussex, RH13 6QU	18-Feb-20	Prior Approval Required and REFUSED	N/A

2. Appeals started

Consideration of the following appeals has started during the period:

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/19/0374	Windacres Farm Development Site, Church Street, Rudgwick, West Sussex	Written Representation	05-Feb-20	N/A	N/A
DC/19/0411	Windacres Farm Development Site, Church Street, Rudgwick, West Sussex	Written Representation	05-Feb-20	Application Refused	N/A
DC/19/1131	Holmbush Manor Farm, Hayes Lane, Slinfold, Horsham, West Sussex, RH13 0SL	Written Representation	06-Feb-20	Prior Approval Required and REFUSED	N/A
DC/19/1375	Land at Tanglewood, Honeywood Lane, Okewood Hill, Dorking, Surrey, RH5 5QA	Written Representation	07-Feb-20	Application Refused	N/A

3. Appeal Decisions

HDC have received notice from the Ministry of Housing, Communities and Local Government that the following appeals have been determined:

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/19/0763	Hawthorns, Bar Lane, Southwater, RH13 9DL	Written Representation	Appeal Dismissed	Application Refused	N/A
DC/18/0924	11 Fletchers, Southwater, Horsham, West Sussex, RH13 9BE	Fast Track	Appeal Dismissed	Split Decision	N/A



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development

DATE: 3 March 2020

DEVELOPMENT: Demolition of existing 3no. dwellings and associated buildings, retention of existing ponds and erection of 4no. dwellings (net 1no. dwellings) associated improved access and provision of hardstanding, parking, landscaping and garden and amenity space.

SITE: Ghyll House Farm Broadwater Lane Copsale West Sussex

WARD: Nuthurst and Lower Beeding

APPLICATION: DC/18/2231

APPLICANT: **Name:** KRS Retail Ltd **Address:** c/o Agent

REASON FOR INCLUSION ON THE AGENDA: More than 8 letters of representation have been received within the consultation period which have raised material considerations contrary to the recommendation of the Head of Development.

The application represents a departure from the development plan

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks planning permission for the demolition of three dwellings (Ghyll House Farm and two agricultural workers dwellings known as 1 and 2 The Paddocks), along with the associated garage and former shooting lodge (combined footprint approx. 833sqm), and the construction of 4 dwellings (combined footprint of 633sqm inclusive of net one new dwelling), associated improved access and provision of hardstanding, parking, landscaping and garden and amenity space. This is an amendment from the plans as originally submitted, which were for the construction of 7 dwellings on the site.

1.3 The proposal includes the construction of four detached exposed timber framed dwellings, with heights of 2 storeys, under clay tile pitched roofs (mixed red blend or grey) with bonnet hips, with a mix of eaves and projecting gable elements, flues, and brick chimneys. The palate of materials includes a mix of brick, exposed stained weatherboarding and cream and

white render with timber painted window frames and details to elevations that provides architectural interest and articulation.

- 1.4 The development comprises a mix of 3 x 4 bed and 1 x 5 bed dwellings, along with garages which together have a total combined footprint of 982sqm. A total of 16 car parking spaces and 8 cycle spaces are proposed to serve the development. Access to the site is via the existing single track access off of Broadwater Lane that forms the western boundary of the site.
- 1.5 The site comprises the following mix of dwellings with maximum dimensions:

Plot 1 'FH-F'

4 bed unit with a footprint of 170sqm (total floor space of 295sqm) with detached single storey double garage and 2 additional parking spaces;

Approximate Dimensions: 18.7m (L) x 13.3m (W) x 8.7m (H)

Plot 2 'AH-C'

5 bed unit with a footprint of 145sqm (total floor space of 223sqm) with detached single storey double garage and 2 additional parking spaces;

Approximate Dimensions: 19.07m (L) x 11.6m (W) x 8.3m (H)

Plot 3 & Plot 4 'Teme Barn'

4 bed units each with a footprint of 166sqm (total floor space each of 232sqm) with detached single storey double garage and 2 additional parking spaces;

Approximate Dimensions: 21.2m (L) (23m including open porch) x 11.11m (W) x 7.8m (H)

It is proposed that each unit would have parking provision for two cycles.

DESCRIPTION OF THE SITE

- 1.6 The application site (2.23ha) forms a long parcel of land with a central pond (approx. 2800sqm), and a smaller pond (approx. 90sqm) located within woodland area to the south east of Ghyll House Farm. The site is accessed off of the main access from Broadwater Lane, a 'C' classified road, having the characteristics of a country lane, and via a southerly spur that extends along the eastern boundary of the site. The southern boundary of the site is formed by trees with open countryside beyond. To the southwest is a woodland area (comprising an area of ancient woodland) and a stream with grazed paddocks beyond. The application site itself is well screened from Broadwater Lane by existing mature trees and hedges along the western boundary of the site. The site lies outside any defined built-up area boundary.
- 1.7 The site includes the substantial Ghyll House Farm dwelling located at the southern tip of the site and the two agricultural workers dwellings known as 1 and 2 The Paddocks to the north, and the associated garage and former shooting lodge. All three of the dwellings are vacant and in disrepair and poor condition, principally arising from fire damage to the main dwelling and vandalism to the agricultural dwellings. The area surrounding the dwellings is generally overgrown grassland amenity areas with some hardstanding areas. Beyond this is scrub, vegetation and some stand-alone trees. The site, which was originally constructed as part of a wider farm complex, has not been occupied for agricultural purposes since 2000.
- 1.8 The site is located immediately west of its former 'farmyard' area which has an extensive planning history. Planning permission for the development of 6 houses to replace a series of barns and on the adjacent paddock was granted by virtue of DC/14/1836 and subsequently

by DC/14/2234 (as amended by DC/17/2041 and DC/17/2042). This permission has been implemented and the dwellings were under construction at the time of the site visit.

- 1.9 Permission for these 6 houses was granted as a departure from the local plan for reasons relating to the historic and harmful use of the site for commercial purposes without the benefit of consent or a Lawful Development Certificate. These previous uses were also considered to be a more intensive use than the residential use subsequently granted. The original permissions on this land granted under DC/12/0778 and DC/12/1516 established the principle of the use of the site for residential purposes as at the time, on balance, it was considered that there was justification for a departure from normal restrictive Development Plan policies relating to development in the countryside, having regard to the environmental "improvements" that resulted from the residential development as compared to an intensive commercial use of the site. The current application for 4 dwellings as proposed would be viewed against the backdrop of these existing dwellings.
- 1.10 The wider area surrounding the site is characterised by agricultural land and a mosaic of fields and woodland, with sporadic residential development and country lanes. The landscape character area in which this site lies is known as the M1 Crabtree and Nuthurst ridge and Ghyll farmlands. Land to the north of the site is identified as a Garden of Historic Interest associated with Sedgwick Park. There is a public footpath (ROW1716) south of Ghyll House Farm that runs east to west and leads to the settlements of Nuthurst approximately 1.4km east and Southwater approximately 1.17 km to the west of the site. ROW 1815 runs north to south towards the settlement of Copsale is approximately 1.4km south of the site. The landscape character area in which this site lies is known as the M1 Crabtree and Nuthurst ridge and Ghyll farmlands.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF 2015)

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 17 - Exceptions Housing Schemes
- Policy 20 - Rural Workers Accommodation
- Policy 24 - Strategic Policy: Environmental Protection
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- Policy 27 - Settlement Coalescence
- Policy 28 - Replacement Dwellings and House Extensions in the Countryside
- Policy 30 - Protected Landscapes
- Policy 31 - Green Infrastructure and Biodiversity
- Policy 32 - Strategic Policy: The Quality of New Development
- Policy 33 - Development Principles
- Policy 34 - Cultural and Heritage Assets

Policy 35 - Strategic Policy: Climate Change
 Policy 36 - Strategic Policy: Appropriate Energy Use
 Policy 40 - Sustainable Transport
 Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.5 The site is within Nuthurst Parish which has a made Neighbourhood Plan. The site is not allocated for development under the Neighbourhood Plan. Policies 1, 10 and 14 are relevant.

PARISH DESIGN STATEMENT

- 2.4 Nuthurst Parish Design Statement 2017

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/12/0778	Demolition of former agricultural buildings and the erection of 4 x 5 bedroom houses with associated access and parking	Application Permitted on 22.11.2012
DC/12/1516	Conversion of redundant stable buildings to residential use (3 dwellings)	Application Permitted on 22.11.2012
DC/14/1176	Variation of condition 25A relating to full planning permission reference DC/12/0778	Application Permitted on 30.07.2014
DC/14/2234	Demolition of existing stables and construction of two detached residential dwellings with associated access, landscaping and garages	Application Permitted on 25.08.2017
DC/17/2042	Variation of condition 1 to previously approved application DC/14/2234 (demolition of existing stables and construction of two detached residential dwellings with associated access, landscaping and garages). Proposed minor material amendment to allow for revised positioning, design and layout to previously approved scheme.	Application Permitted on 20.04.2018
DC/17/2041	Variation of condition 22A to previously approved application DC/14/1836 (demolition of former agricultural buildings and the erection of 4 x 5 bedroom houses with associated access and parking DC/14/1176, vary condition (25A)). Minor material amendment to allow for revised positioning, design and layout to previously approved scheme.	Application Permitted on 20.04.2018
PE/18/0092	The development proposal incorporates a mix of dwelling sizes, namely 2 x 3 bed; 4 x 4 bed; and 1 x 5 bed. All properties are set within spacious plots with large private gardens. Onsite car parking will serve each unit	Pre-Application Advice Given on 25.06.2018

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

- 3.2 **HDC Strategic Planning:** Objection

- 3.3 On balance it is considered that the erection of 4 no dwellings, resulting in a net additional 1no dwellings outside of any defined built up area boundary and within a remote rural location, would conflict with Policies 4, 26 and 28 of the HDPF and Policy 1 of the NPNP. The site is not allocated for development in the HDPF or in the 'Made' Nuthurst Parish Neighbourhood Plan; additionally, this development is not required in order for the District to meet its current 5 year housing land supply position.

- 3.4 It is acknowledged that the proposal has been amended since submission and since our previous response provided on 5th November 2018. The number of dwellings has been reduced and within a layout that does not encroach upon the wider countryside setting, particularly given the existing built form of the site. The 1no net dwelling that this scheme will create is sited between the proposed replacement dwellings and adjoining development to the east which has been consented via DC/17/2041 and DC/17/2042 and therefore any material harm to the character and appearance of the rural setting will be limited in this context.

- 3.5 It will therefore be for the case officer to weigh the conflict identified with the Horsham District Planning Framework and the Nuthurst Parish Neighbourhood Plans against the benefits of bringing this derelict site back into use and the modest contribution to meeting housing need in the District.

- 3.6 **HDC Landscape Architect:** No Objection

- 3.7 **HDC Environmental Health:** No Objection (subject to conditions)

- 3.8 Ghyll House Farm has a history of unauthorised use including the unlicensed deposition of waste. The Contamination Risk Assessment submitted with the application has identified number of potential sources of contamination which will require further assessment and investigation. In order to ensure the development is safe and suitable for use appropriate imposition of conditions are recommended.

- 3.9 **HDC Drainage Engineer:** No Objection

- 3.10 **Tree Officer:** No Objection

- 3.11 **Conservation Officer:** No objection

OUTSIDE AGENCIES

- 3.12 **WSCC Highways:** No Objection

- 3.13 **Ecology Consultant:** No objection

- 3.13 It is considered that there is sufficient ecological information relating to Ancient Woodland, Bats and Hazel Dormouse to support determination. The management and maintenance measures identified in the updated Landscape Masterplan Rev 6 (Pegasus design, Feb 2020) should be secured for implementation in full by a condition of any consent.

- 3.14 **Southern Water:** Comment. The applicant is advised to consult the Environment Agency directly regarding the use of a septic tank drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to maintain the septic tank to ensure its long-term effectiveness.
- 3.15 **Sussex Gardens Trust:** No Objection. Also commented that the neither did the Sussex Garden Trust support the application and that they fully appreciated there may be other planning considerations arguing against approval of an application which would result in the creation of a remote enclave of 13 substantial houses in otherwise largely undeveloped countryside.

PUBLIC CONSULTATIONS

- 3.16 **Nuthurst Parish Council:** Object:-
- The site was not allocated for development in the Parish's Neighbourhood Plan.
 - Additional houses are not needed because the Neighbourhood Plan already provides the houses needed in the Parish and Horsham District Council has a 5 year supply of houses.
 - The proposed mix of houses is inappropriate. The Parish needs more 2 or 3 bedroom houses for younger people or for older people to downsize to.
 - All the reasons that Horsham District Council refused planning permission for Keatings/Hollyhocks (DC/18/0846) apply equally to this site.
- 3.17 9 representation letters have been received objecting to the application on the following grounds:
- Countryside location
 - Traffic and Highway Safety
 - Precedence
 - Not identified as allocated site in HDPF or Neighbourhood Plan
 - HDC has a 5 year housing supply
 - Object to net increase in dwellings

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The main issues are the principle of the replacement dwellings and the addition of new residential accommodation; the effect of the development on the character and the visual amenities of the countryside location; the amenities of the occupiers and adjoining properties; and the impact on existing parking and traffic conditions.

Background

- 6.2 The application site with the three existing dwellings is considered to comprise, in part, a degree of previously developed land within the countryside. The application proposals involve the demolition of Ghyll House, a substantial sized dwelling located to the south of the site which was occupied until 2018 when it was fire damaged, and two agricultural workers dwellings occupied by agricultural workers until approximately 2006. The agricultural workers dwellings were occupied unlawfully from that date until January 2018 when a court order was issued to evict the occupants (*KRS Retail Limited v Ashley Phillips, Nelson Ray & Ivy Ray* [2018] HC-2017-002453).
- 6.3 The application, as amended, seeks planning permission for the demolition of the three existing dwellings and the construction of 4 new dwellings with detached garages within the countryside. It comprises three replacement dwellings on a 'one for one' basis, and a fourth dwelling that would represent a net gain of 1 additional dwelling on the site overall.
- 6.4 The three existing dwellings to be demolished have a combined footprint of 833sqm, the construction of the 4 proposed dwellings has a combined footprint of 647sqm (including the 1 net gain dwelling), overall this is 186sqm less than the existing built footprint to be demolished on site. The combined floor space of the proposed dwellings (including garages) is 1,085sqm which would result in a total reduction of 58sqm of overall floor space on the site. Plots 1 & 2 are set around and overlook the existing feature pond and Plots 3 & 4 are set back within the site. Plots 1, 2 and 3 replace existing built and dilapidated land.
- 6.5 It is also considered that the proposed residential use of the site would have positive benefits arising by way of enhancement to the visual amenity of the site including an improved level of protection and enhancement to the existing landscape features and vegetation which would otherwise be compromised should the site and existing buildings be left to deteriorate further.

Principle

- 6.6 The National Planning Policy Framework (NPPF) sets out that there is a presumption in favour of sustainable development and that this should run through both plan-making and decision-taking. In terms of the determination of planning applications this should mean the approval of developments that accord with the development plan without delay, and that where the development plan is silent or relevant policies are out of date, that permission be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or policies of the NPPF indicate otherwise.
- 6.7 The application site lies in the countryside outside of the identified built-up area of any settlement. Given this location, the initial principle of the proposal moves to be considered in the context of paragraph 79 of the NPPF, and policies 3, 4, 26 and 28 of the Horsham District Planning Framework (HDPF). Policy 1 of the Nuthurst Parish Neighbourhood Plan (NPNP) is also considered to be relevant. This policy establishes the key spatial priority for the NPNP. It sets the strategic direction for all its other policies by steering new development into four of the established settlements in the parish and by continuing to exert strong control over development proposal elsewhere in the countryside of the parish. The effect of the policy is to confine the housing and other development proposals to within the Built up Area Boundary of Mannings Heath and the confines of Maplehurst, Monks Gate and Nuthurst, unless they are appropriate to a countryside location.
- 6.8 Further to the above, Policy 1 of the Nuthurst Parish Neighbourhood Plan (NPNP) sets out the spatial strategy for the parish and also goes on to say that development should also accord with other provisions in the NPNP and the HDPF, and thus in this case HDPF policies 3, 4 and 26 remain of direct relevance to this application. This view is supported by the text to Policy 1 of the NPNP, which essentially states that while Maplehurst, Monks Gate and

Nuthurst are suitable locations for some housing growth, this will be primarily through allocations rather than from ongoing infill development within linear unclassified settlements. Therefore it is considered that the proposed development, which would be located outside of any defined built-up area boundary, not allocated for development in the HDPF or NPNP, and not within the confines of Maplehurst, Monks Gate or Nuthurst, would be inconsistent with the development plan for Nuthurst and the wider district.

- 6.9 Policy 3 of the HDPF seeks to locate appropriate development, including infilling, redevelopment and conversion within built-up area boundaries, with a focus on brownfield land. Policy 4 of the HDPF relates to settlement expansion and is clear at Section 4.1 that where development lies outside the settlement boundary it will only be supported where the site is allocated within a Local Plan or Neighbourhood Development Plan.
- 6.10 The site is not allocated for development under the provisions of the Horsham District Planning Framework 2015 (HDPF) or the Nuthurst Parish Neighbourhood Plan. As such the introduction of new residential development on the site would be considered as contrary to the strategic approach to housing across the District, with significant conflict with Policies 3 and 4 of the HDPF, and thus would represent a departure from established countryside protection policies.
- 6.11 Policy 28 of the HDPF relates to replacement dwellings and states that outside the defined built up area boundary replacement dwellings will be supported if the development can be accommodated appropriately within the curtilage of the existing dwelling. This policy also states that replacement dwellings will only be supported on a one for one basis and where it can be demonstrated that the property is not derelict. The application site is owned by the applicant and has not been abandoned; the two agricultural dwellings are both habitable despite vandalism to the interiors resulting in deterioration of the aesthetic appearance. Whilst there has been some fire damage to the roof and a wing of the main dwelling resulting in more significant damage, it is not considered that this damage is so substantial that the dwelling could not be repaired or converted for residential purposes. Policy 28 allow for the replacement of dwellings on a one for one basis the replacement of the three dwellings on the site on a one for one basis is therefore considered as being in accordance with Policy 28 of the HDPF.
- 6.12 Paragraph 79 of the NPPF states that isolated homes in the countryside should be avoided unless there are special circumstances. Consistent with this, Policy 26 states that any development should be essential to its countryside location and should support the needs of agriculture or forestry, enable the extraction of minerals or the disposal of waste, provide for quiet informal recreational use or enable the sustainable development of rural areas. Paragraph 79 allows the re use of redundant or disused buildings and conversion of the existing buildings. The current proposals do not seek to convert the existing dwellings, however this was an option that was considered and dismissed during application discussions. The applicants made the decision to progress with an amended scheme that reduced the quantum of development originally proposed from 7 units to 4 units, (3 of which are located broadly in the same locations as the original dwellings to be demolished) with the addition of 1 new dwelling as opposed to 4 new dwellings as originally proposed.
- 6.13 In its current form, the proposals seek to provide three replacement dwellings on Plots 1, 2 and 3 broadly within the footprint of Ghyll House and the two agricultural dwellings to be demolished. This aspect of the development has been assessed under the provisions of HDPF Policy 28, whilst all of the dwellings are disused it is not considered that they have been abandoned and despite the fire damage to the main dwelling, it is considered that the building is not so significantly damaged that it could not be bought back into residential use, as such it is considered acceptable to consider the proposals against the replacement dwellings criteria under Policy 28. The proposals also include the addition of 1 additional dwelling (Plot 4) located adjacent to the south east boundary of the site where there is currently no existing built form. This aspect of the proposals would introduce new

development into the countryside which would be considered as contrary to Policies 3, 4 and 26 of the HDPF and would represent a departure from established policies should permission be granted.

- 6.14 Notwithstanding this, it is important to consider the character of this site and any mitigating circumstances that would justify a departure from the adopted policies within the HDPF. The 4 new dwellings comprising three replacement dwellings, and one additional dwelling would result in an overall net increase in 1 dwelling on the site, with Plot 4 (the additional dwelling) located immediately adjacent to an existing residential development site (Wavensmere) that immediately abuts the eastern boundary of the application site, (as allowed under planning ref: DC/17/2041 and DC/17/2042). In isolation, the additional dwelling proposed is considered as contrary to Policy 26, however, when considered within the wider context of the site, taking into account the demolition of the Ghyll House Farm, itself a substantial sized dwelling, along with the two agricultural dwellings, and the application site's juxtaposition with the neighbouring residential development site, it is considered that the proposed 4 new dwellings would culminate in a development that has a smaller foot print and overall floor area than the existing dwellings to be demolished on site, and would not result in any significant or appreciable visual harm to the immediate countryside location within which it is located over and above that which currently exists.
- 6.15 Indeed, in this case, it is considered that the landscape enhancements and protection that would arise from the development should it be granted would result in positive improvements to this application site which is currently vacant and neglected and likely to deteriorate further if left undeveloped. As such, in this instance it is considered that there is justification for a departure from adopted countryside protection policies to allow the proposed additional unit of accommodation along with the three replacement dwellings on this site.

External Design/Appearance

- 6.16 The layout of the scheme illustrates the four detached exposed oak timber framed dwellings to the east and south of the application site. The proposed dwellings have a combined footprint of 647sqm and floor area of 982sqm; Plots 1, 2 and 3 are located broadly in the positions of the three dwellings to be demolished (which have a combined footprint of approximately 833sqm and floor area of 1,143sqm). The proposals would have a reduction in the existing built footprint of 186sqm. The combined floor area of the proposed dwellings (including garages) is 1,085sqm which would result in a total reduction of 58sqm of overall floor area on the site.
- 6.17 The dwellings would be accessed via the southerly spur off of the existing tree lined single track and is approached from Broadwater Lane. The access and track also serves the 6 dwellings (currently under construction) to the east of the application site. The access track remains as existing and no significant alterations are proposed to it. The proposed dwellings to the east and south sides of the application site are located around an existing large pond which provides separation from the access road and also provides a pleasing outlook from the dwellings. All of the proposed dwellings face towards the pond with the rear elevations of Plots 1 and 2 facing the rear elevation of dwellings located on plots 1, 2 and 5 adjacent to the adjoining development comprising 2,014sqm residential floor area (DC/17/2041 and DC/17/2042) and the side (north east elevation) of Plot 4 adjacent to the side (south elevation) of Plot 5 (DC/17/2042).
- 6.18 In terms of scale the proposed dwellings would be 2 storeys and between 7.8m and 8.7m in height. The appearance of the dwellings to Plot 3 and Plot 4 (Teme Barn) would be the same with that of Plots 1 and 2 differing in their design and appearance. Each would share some common features either red or grey clay tile pitched roofs (materials to be confirmed) with bonnet hips; each would have a mix of eaves and gable elements, with the unit to Plot 1 having brick chimneys which provide architectural interest and articulation through the

elevations. The palate of materials includes a mix of red brick, exposed stained weatherboarding and white render with timber painted window frames. The dwellings would follow the rhythm of those on the adjacent site.

- 6.19 Overall, the proposed layout and design of the dwellings is considered acceptable, with the four dwellings relating well to that character of the site and those on the neighbouring site in terms of their size, scale and appearance and as such it is considered that the proposals accord with the requirements of Policy 33 of the HDPF and Policy 10 of the NPNP.
- 6.20 It is noted that in addition to the objections raised by Nuthurst Parish Council in regards to the principle of development in this location, that they consider the mix of housing to be inappropriate, and state that the parish needs more 2 and 3 bedroom houses and not larger executive style homes. Whilst this need is acknowledged, it is considered that in this case, given the characteristics of the application site and that of the immediate area, that the proposed mix and style of development, which abuts an existing residential development site with 6 larger dwellings that are both similar in style and mix, would be appropriate within the wider context of the immediate area, and if allowed as a departure to established spatial and countryside protection policies, would not appear out of place on this site.

Amenity

- 6.21 Policy 33 of the HDPF allows for developments which do not cause unacceptable harm to the amenity of nearby properties and land through overlooking or noise having regard to the sensitivities of surrounding development.
- 6.22 The relationship between dwellings has been assessed and is considered to be acceptable. With regards to private amenity considerations, it is considered that there is adequate separation distances between the proposed dwellings and those to the east of the application site. The layout of the dwellings, orientation and natural light, outlook, privacy and private amenity space are all considered to be satisfactory and there is no significant or appreciable harm to the private amenities of future occupiers resulting from potential overlooking between the existing and proposed dwellings and the development proposals are considered to accord with Policies 32 and 33 of the HDPF.

Trees and Landscaping:

- 6.23 Policy 31 of the HDPF requires development to maintain or enhance the existing network of green infrastructure and states that proposals which would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.
- 6.24 The application has been accompanied by an Arboricultural Impact Assessment (KRS Retail Ltd) dated 28th September 2018 and a Landscape Masterplan showing proposed and new tree planting. No significant trees are proposed for removal and the proposed dwellings are positioned outside of any root protection areas of retained trees. The Council's Tree Officer has advised that sufficient information has been submitted which gives confidence that there is no adverse impacts on the Ancient Woodland in the southwest corner of the site, as the development nearest to it is mostly proposed within the existing developed footprint of the site and is no closer than the existing dwelling on site. In terms of the wider site it is proposed that 19 trees would be removed to facilitate the proposed development, the majority of these trees are identified as being low quality or poor quality. Two trees have been identified as being of moderate quality, but form part of a larger group of low individual quality trees. These trees would be removed to allow the development of Plot 4. The cyprus trees along the eastern boundary of the site are to be retained as they fall outside of the ownership of the applicant. It is proposed that should the application be approved, details of replacement

trees would be submitted as part of future landscape mitigation measures. A suitable landscape condition to secure these measures has therefore been imposed.

- 6.25 The development proposal has been considered by the Council's Landscape Architect who initially had some concern regarding the quantum of development. This concern has since been overcome through the reduction in the quantum of development from 7 units as originally proposed to 4 units. The original application was however supported on landscape grounds as it was considered that no significant harm would be introduced to either the landscape character or visual amenity of the location and that the proposals would protect and enhance the landscape features on site. The proposals are therefore considered to be in accordance with Policies 31 and 33 of The Horsham District Planning Framework 2015 and Policy 14 of the NPNP which seeks to protect the habitats for flora and fauna; wildlife corridors; ponds, lakes, streams, and rivers; and public footpaths and bridleways.
- 6.26 The Local Planning Authority accept that the application proposals would not have any adverse environmental impact in terms of its impact on the landscape value of the site, and that all previous concerns regarding the layout of the development have been overcome by the reduction in the quantum of units proposed from 7 to 4 units. It is considered that the scheme would not result in any impact on visual amenity or the visual character of the countryside and natural environment and that there would be some positive benefits arising from the proposals in the form of landscape enhancements and protection. The proposals are considered to accord with Policy 33 of the HDPF.

Heritage Impacts:

- 6.27 Policy 34 of the HDPF relates to cultural and heritage assets. It requires the Council to sustain and enhance its historic environment through positive management of development affecting heritage assets and requiring applications to, amongst other criteria, reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; make a positive contribution to the character and distinctiveness of the area; preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials, and; retain and improve the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features.
- 6.28 The application has been accompanied by a Heritage Statement (February 2019) as part of the submission given that the northern tip of the site is identified as forming part of the Grade II Registered Park and Gardens associated with Sedgwick Park. Notwithstanding this, given that the application site forms partially developed land and is south of the existing residential development, which is itself located within the boundary of the Registered Park and Gardens, it is not considered that the proposed development would result in any significant or additional harm to the character or appearance of this designated garden or its setting over and above that which currently exists. The Sussex Gardens Trust have been consulted as has the Council's Heritage Officer and it is considered that the proposals would have no impact on the significance of the Registered Park and Garden. As such the proposed development is not considered as contrary to Policy 34 of the Horsham District Planning Framework 2015.

Ecology

- 6.29 Policy 25 of the HDPF aims to conserve the natural landscape and biodiversity and aiming to enhance biodiversity where possible. Policy 31 of the HDPF requires proposals to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. It states that support new development will be supported "*...which retains and /or enhances significant features of nature conservation on development sites*" and "*...makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.*"

- 6.30 Circular 06/2005 identifies that the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat, and therefore that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed application, is established before planning permission is granted.
- 6.31 Additional information has been provided during consideration of the application and the Ecology Officer has confirmed that the previous concerns raised regarding Ancient Woodland, Bats and Hazel Dormice have now been addressed. The applicant has confirmed that there would be no loss of irreplaceable habitat and there is sufficient information on Ancient Woodland to support the application. The Landscape Management Plan (Pegasus design Oct 2019) has been updated to reflect this advice.
- 6.32 In respect of Bats, it has been confirmed that no external artificial lighting is proposed within the scheme and as such the impact of any light spillage will be minimal. Furthermore, the tree assessed as having moderate suitability for bat roost is located outside of the red line boundary. It is now considered that the information submitted provides sufficient certainty of the likely impacts on bats to support the determination of this application.
- 6.33 In respect of Hazel Dormouse, it is considered that the development can be made acceptable via a phased two stage clearance of the bramble scrub under ecological supervision with a Class Licence. Additional scrub planting is required on site to compensate for the habitat lost and this has also been added to an amended Landscape Masterplan (Pegasus design Oct 2019). It is advised that in the event that Dormouse is found on site work must stop immediately and an EPS mitigation licence must be sought.
- 6.34 Accordingly the proposals are now considered to accord with HDPF policy 31.

Highways

- 6.35 WSCC Highways previously requested in their response in March 2019 for plans of the tracking of a fire appliance as some road sections indicated likely overrunning. It was advised these areas should be kept free from planting and finished with a solid material such as gravel. Swept paths have now been submitted that provide evidence of a fire appliance using the site and turning so it can exit in forward gear.
- 6.36 Adequate visibility splays onto Broadwater Lane are in line with Manual for Streets guidance of 2.4m x 45m. The splays are within the applicants control and do not form part of the public highway boundary. Surfacing to the private side of the highway has deteriorated and it is recommended that the access is resurfaced prior to residential occupation to ensure further deterioration of the access and the public highway, the existing access road is to be resurfaced in 10mm aggregate bituminous surface course with the proposed driveway / hard standing areas surfaced in a permeable natural gravel (details to be agreed). It has been advised that the Highway Authority would not be looking to adopt the internal estate road, and a construction management plan would be required to ensure the demolition and construction process, is carried out safely.
- 6.37 Each dwelling would have a double garage with onsite parking to the front for two vehicles. Additional parking would be possible elsewhere fronting each dwelling such that there would be no overspill onto the public highway.
- 6.38 WSCC Highways do not consider that the proposal for four dwellings would have 'severe' impact on the operation of the Highway network contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal. There is no impact on the definitive line of the PROW 1716 which runs south of the proposed

development. Accordingly the proposed development is considered acceptable in accordance with Policies 40 and 41 of the HDPF.

Conclusion

6.39 The proposed development is located in a countryside location where the HDPF provides for a presumption against new unallocated residential development. In this case three of the proposed dwellings are considered as one for one replacements for the three disused dwellings on the site as permitted under HDPF Policy 28 (replacement dwellings). The fourth dwelling is a net additional dwelling that renders the development contrary to Policies 2, and 4 of the HDPF. Consequently the proposed development would not normally be permitted unless there are sufficiently compelling material considerations relevant to this site that would warrant a departure from the development plan.

6.40 In this instance there are material considerations particular to this site that weigh in favour of the grant of planning permission. These principally comprise:

- The cumulative footprint of the four proposed dwellings would be less than the existing three dwellings to be demolished;
- The additional dwelling on Plot 4 would be located between the new 'Wavensmere' development to the east of the application site and to the rear of the proposed replacement dwellings on Plot 2 and Plot 3, thereby being visually contiguous with the proposed development at Plots 2 and 3 and new build development adjacent;
- The proposals would result in positive enhancements to this currently derelict eyesore site which if left undeveloped would be open to further vandalism and misuse, and consequent harm to the countryside.

6.41 The details of the application in terms of the scale and design of the proposed dwellings, along with the parking and impact on the highway network, are considered acceptable and in accordance with HDPF policies 32, 33, 40 and 41.

6.42 Overall the above material considerations are considered sufficient to justify the grant of planning permission as a departure from the Development Plan. For this reason recommend that the proposed development be approved.

6.43 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017.

It is considered that this development constitutes CIL liable development. At the time of drafting this report the proposal involves the following:

Use Description	Proposed	Existing	Net Gain
District Wide Zone 1	1058	1143	0
		Total Gain	0
		Total Demolition	1143

Please note that exemptions and/or reliefs may be applied for up until the commencement of a chargeable development.

In the event that planning permission is granted, a CIL Liability Notice will be issued thereafter. CIL payments are payable on commencement of development.

7. RECOMMENDATIONS

7.1 That planning permission be granted subject to the following conditions:

- 1 A list of the approved plans
- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials and waste
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding, where appropriate
- v. the provision of wheel washing facilities if necessary
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii the method of access and routing of vehicles during construction

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of existing and future residents in the vicinity during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed finished floor levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number P18-0340_07 Rev G as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any

circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) – (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

7 **Pre-Commencement Condition:** The following works during construction and operation shall not in in any circumstances commence unless the local planning authority has been provided with either:

- a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

- 8 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).
- f) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species and Policy 31 of the Horsham District Planning Framework).

- 9 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details

- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of external lighting

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 12 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by the local planning authority prior to occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period.
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing maintenance and remedial measures.

The LEMP shall also include details of the legal and funding mechanisms by which the long term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objective of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To allow the LPA to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Pre-Occupation Condition:** No part of the development shall be first occupied until visibility splays of 2.4 metres by 45 metres have been provided at the proposed site vehicular access onto Broadwater Lane in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 15 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 16 **Pre-Occupation Condition:** Prior to the first occupation of any dwelling hereby permitted, the parking turning and access facilities for that dwelling shall have been implemented in accordance with the approved details as shown on plan P18-0340_10 Rev F and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 17 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** No soils shall be imported or re-used within the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to

ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 19 **Regulatory Condition:** No activities relating to the demolition and construction of the development hereby approved (including deliveries and despatch) shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 20 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, October 2019) and updated Landscape Masterplan Rev 6 (Pegasus design, Feb 2020).

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

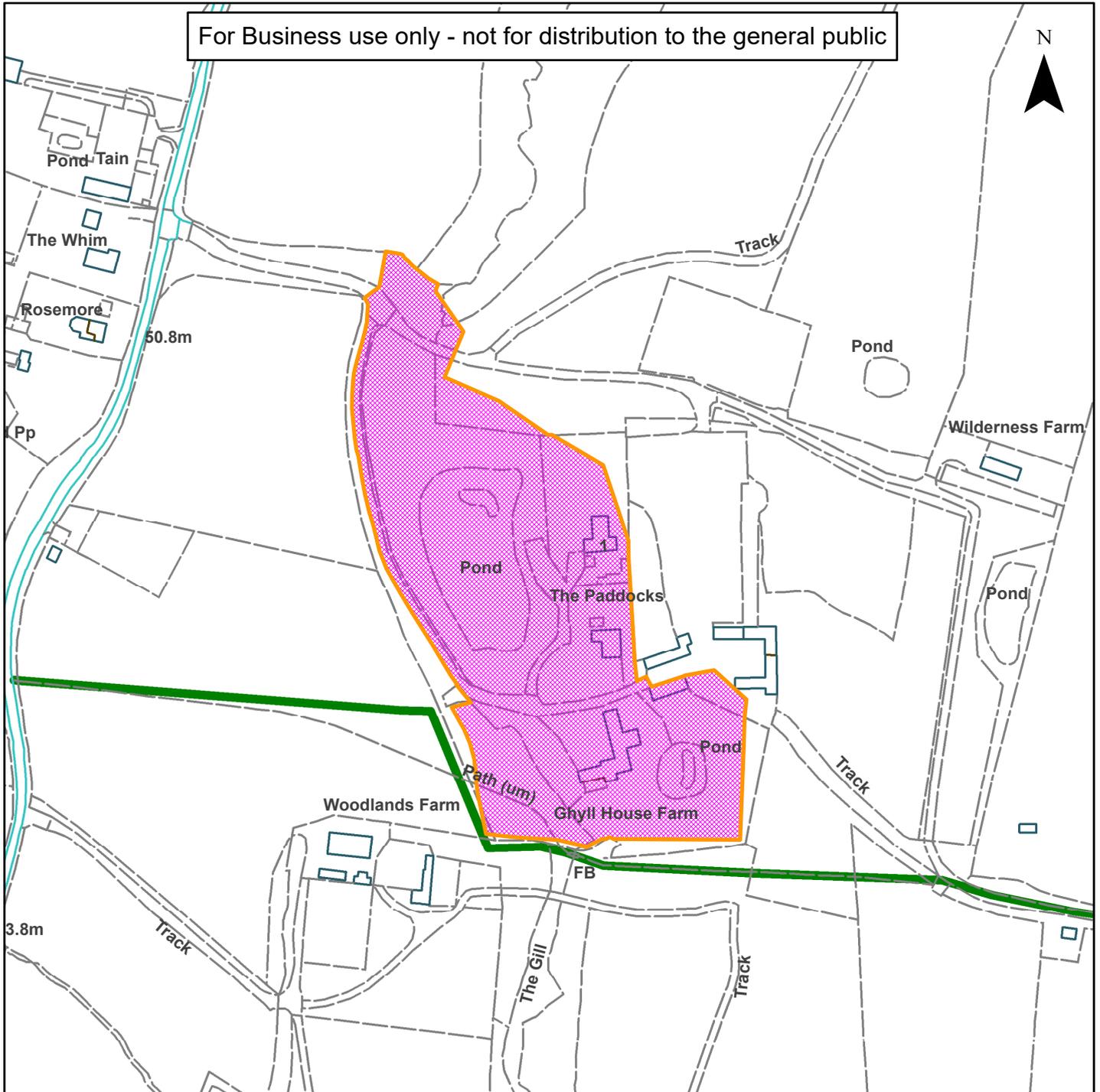
Background Papers: DC/18/2231

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Ghyll House Farm, Broadwater Lane, Copsale

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Comments	
Date	20/02/2020
OSA Number	100023865

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development

DATE: 03 March 2020

DEVELOPMENT: Demolition of southern end of existing building, alterations to the west elevation including new frontage and fenestration and raising of shopfront for continued use as car showroom and workshop.

SITE: Godfreys of Horsham Worthing Road Southwater RH13 9HA

WARD: Southwater South and Shipley

APPLICATION: DC/19/2389

APPLICANT: **Name:** Mr G Thorpe **Address:** C/O Manorwood The Old Surgery Rumbolds Hill Midhurst GU29 9BY

REASON FOR INCLUSION ON THE AGENDA: The Parish Council have requested to speak on the application at Planning Committee.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Full planning permission is sought for the demolition of part of the building and external alterations to the existing car showroom and workshop building at Godfreys, Worthing Road Southwater. The proposals include –
- The removal of the single storey side projection to the southern end of the building;
 - Alterations to the west facing shop front to facilitate the creation of 2no large aluminium framed sliding windows/doors and 3no tall aluminium framed windows;
 - The removal of 1no door and addition of 3no roller shutters to the eastern rear facing elevation; and
 - The addition of 1no door to the southern side facing elevation following removal of part of the building.
- 1.2 The demolition of the southern section of the building would pull the building away from the southern boundary of the site, creating gap of approximately 6.6m. The proposed removal of the southern section of the building would allow vehicular access to the rear and the creation of additional parking.

- 1.3 It is noted that the submitted plans show new signage to be installed to the west facing elevation, however this has not been considered as part of this full planning application and would instead need to be considered under separate advertisement consent.
- 1.4 It should also be noted that this application relates solely to the external alterations set out above (in para. 1.1). The application does not entail any change of use of the land and this does not therefore fall to be considered.

DESCRIPTION OF THE SITE

- 1.5 The application site relates to an existing large single storey commercial unit located on the western side of Worthing Road within the built up area of Southwater. The application site was previously used by Mazda cars as a car showroom and workshop but is currently vacant. The main part of the building was initially erected following the granting of planning permission for a workshop in 1979 under planning reference HR/193/78. The single storey element attached to the west and south of the building was granted planning permission as a car showroom 1987 under planning reference SQ/20/87.
- 1.6 The wider site is made up of a petrol filling station and associated retail unit / convenience store. The wider area consists mainly of residential properties to the north and south, with the Strategic development Berkeley Homes site located to the west. Southwater Infant Academy is located to the rear/east of the application site.
- 1.7 The existing building/structures on site consists of blockwork/brick and aluminium framed shopfronts and corrugated cement board roofing and the site contains different advertisement designs with regards to colours and sizes.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 **National Planning Policy Framework**

2.3 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

Policy 2 - Strategic Policy: Strategic Development

Policy 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Status – In accordance with Regulation 16, Horsham District Council ran a consultation from Friday 7 June 2019 to Friday 19 July 2019 on the Draft Southwater Neighbourhood Plan 2019-2031.

PARISH DESIGN STATEMENT

2.5 Southwater Parish Design Statement

2.6 PLANNING HISTORY AND RELEVANT APPLICATIONS

HR/193/78	Demolition of existing buildings and erection of new workshop with canopy and alterations to forecourt (From old Planning History)	Application Permitted on 05.01.1979
SQ/20/87	Completion of canopy and erection of car showroom (From old Planning History)	Application Permitted on 22.10.1987

3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

3.2 **Parish Council Consultation:** Objection on the basis that the site use ceased and is now requested to re-continue and this application along with the application of the adjacent site to 8 Flats is an overdevelopment of the area when taken in conjunction with the adjacent site and supermarket, specifically with the need for additional parking required for the car showroom. The supermarket development shows that the parking onsite at present is up to maximum capacity and the additional business use would exceed that desired. The speed limit in the area outside the development is 30mph not 40mph which shows the additional need for caution. A representative from Southwater Council would like to speak on this application if HDC deem it applicable for approval.

PUBLIC CONSULTATIONS

3.3 No comments received.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

6.1 The main issues are the principle of the development in the location and the effect of the development on:

- The character of the development and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties
- The existing parking and traffic conditions in the area

Principle of development

- 6.2 The proposed removal of the southern section of the building and external alterations would facilitate internal alterations and reconfiguration works to the building. The proposed building is located within the built up area of Southwater, where the Horsham District Planning Framework states that development should be contained, unless there is a specific and justifiable need outside of the built up area boundaries. The application relates to an established commercial unit within a built-up area boundary and as such the principle of development is considered to be acceptable.

Character and appearance of the proposal and visual amenities of the street scene

- 6.3 Policies 32 and 33 of the HDPF seek to promote development of high quality and inclusive design for all development in the district, ensuring that it is complementary of local distinctive character and heritage, integrating with their surroundings. Furthermore, these policies ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant, relates sympathetically with the built surroundings.
- 6.4 The proposed demolition of the single storey side element of the building would remove a significant section of the building which currently abuts the southern side boundary of the site. It is considered that the removal of this part of the building would create a greater sense of openness to this section of Worthing Road, resulting in a large area of separation between the building(s) within the application site and the neighbouring property to the south. It is considered that the existing building would appear more appropriately accommodated within the site and reduce the amount of built form and footprint.
- 6.5 The proposed shopfront alterations and fenestration and door changes/additions to the building are considered to be acceptable and would not result in a markedly dissimilar appearance to that of the existing building within the application site or the new retail unit to the north. The proposed shopfront design would maintain large areas of glazing associated with a car showroom and overall, the external changes are considered to be sympathetic and coherent, given the existing use of the site and location.
- 6.6 Whilst the proposed alterations to the building would be clearly visible from a public vantage point, given their nature it is considered that there would not be a detrimental impact on the building, the site or the character of the area and wider street scene. As such, the proposals are therefore considered to be in accordance with Policy 32 and 33 of the Horsham District Planning Framework.

The effect of the development on the amenity of adjoining properties

- 6.7 Policy 33 of the Horsham District Planning Framework states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.8 As noted above, the proposed demolition of the southern section of the building would result in a large section of building currently abutting the neighbouring southern boundary of the site being removed. A distance of approximately 6.6m would be created between the newly configured building and the southern boundary. This is considered to result in a more appropriate relationship with the neighbouring property to the south, particularly as this appears to be set a slightly lower level in terms of the topography of Worthing Road. No additional windows are proposed which would result in any harmful overlooking.
- 6.9 The proposed development does not entail any change of use of the site and the nature of the external alterations would not be expected to create potential for increased levels of noise or disturbance. It is therefore considered that the proposed development would not have a

detriment impact on the amenity of neighbouring properties, in accordance with Policy 33 of the Horsham District Planning Framework.

Parking, transport and highways implications

- 6.10 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users. The proposed development seeks external alterations to the building which would facilitate the re-opening of vacant the premises under its current use class. By virtue of the demolition of the southern part of the building, additional parking would be provided to the south and east of the building, with a vehicular access created to the rear. Following consultation with WSCC Highways, who raised no objection to the proposal on highways or parking grounds, it is considered that the proposal would be acceptable in this regard, and therefore accord with policies 40 and 41 of the Horsham District Planning Framework (2015).

Other Matters

- 6.11 It is noted that Southwater Parish Council have stated in their comments that that the use of the site has ceased as it has been vacant, which could imply 'abandonment' of the use. An established and lawful use cannot though be abandoned by mere non-use. For such a use right to be abandoned, there must be some intention to abandon. From information available to officers, it appears that the site was in use as a Mazda car showroom in July 2016, with this company simply moving out of the site rather than abandoning it or its use. Given the short period which has passed from this date up to the submission of this application and as the building is still capable of functioning for its lawful use it is considered that the use of this part of the site building has not ceased or been lost.

Conclusion

- 6.12 Overall, the proposal does not raise any policy concerns and would not have a detrimental impact on the make-up of the existing building, the wider site or the visual amenities of the street scene. The proposals would not result in any harmful impact on neighbouring amenity beyond that of the existing situation on site. The application is therefore recommended for approval.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted subject to the following conditions -

- 1 A list of the approved plans
- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-commencement (Slab Level) Condition:** No part of the development, except for the demolition of the southern end of the building, hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, doors and roofs of the approved development has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

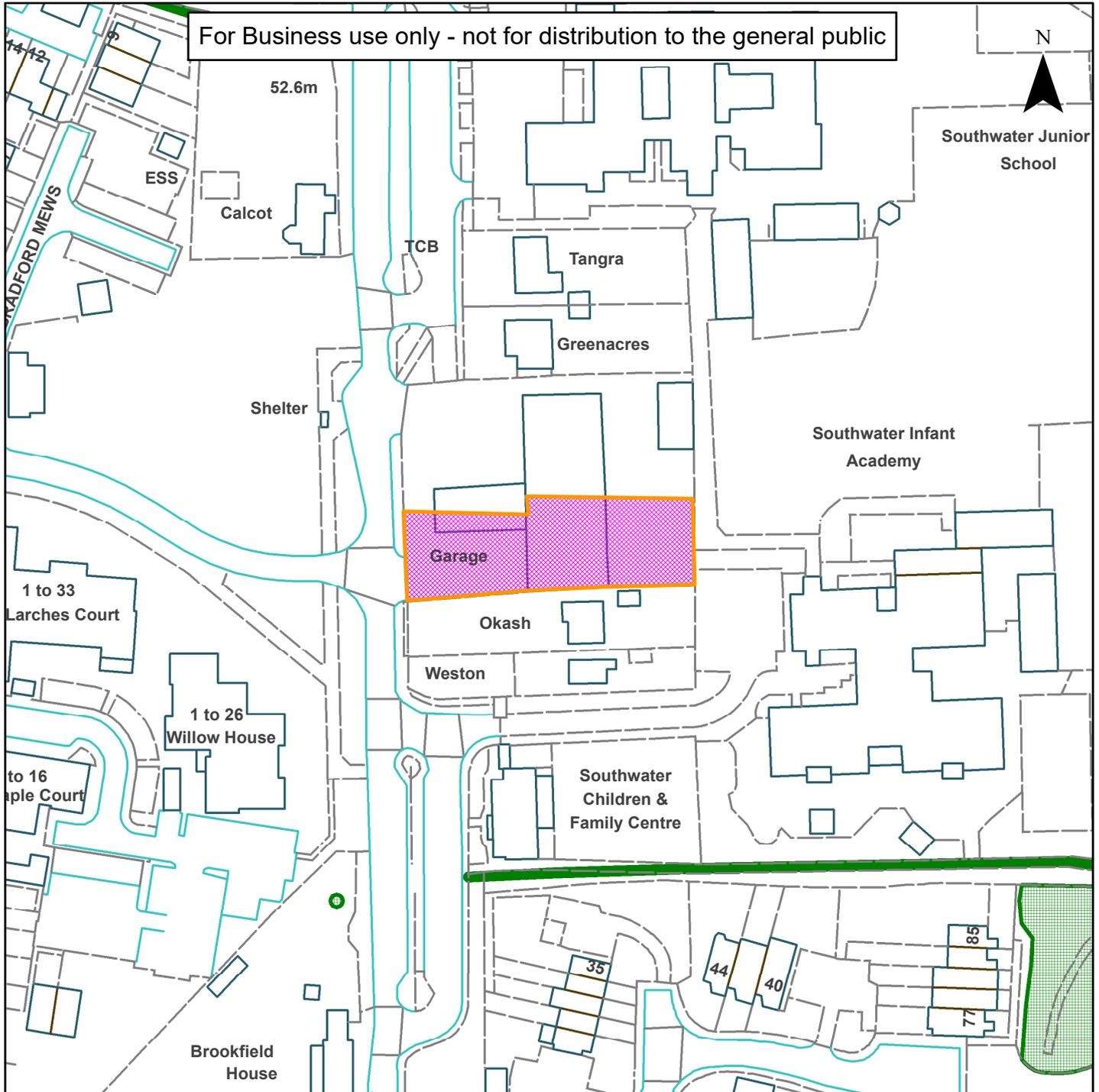
Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to

achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/19/2389



Godfreys of Horsham, Worthing Road, Southwater



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