

Planning Committee (North)
2 JUNE 2020

Present: Councillors: Matthew Allen, Andrew Baldwin, Tony Bevis, Toni Bradnum, Alan Britten, Karen Burgess, Peter Burgess, Roy Cornell, Christine Costin, Leonard Crosbie, Brian Donnelly, Ruth Fletcher, Billy Greening, Tony Hogben, Liz Kitchen, Richard Landeryou, Gordon Lindsay, John Milne, Colin Minto, Christian Mitchell, Godfrey Newman, Louise Potter, Stuart Ritchie, David Skipp, Ian Stannard, Claire Vickers, Belinda Walters and Tricia Youtan

Apologies: Councillors: Frances Haigh

PCN/1 **ELECTION OF CHAIRMAN**

RESOLVED

That Councillor Liz Kitchen be elected Chairman of the Committee for the ensuing Council year.

PCN/2 **APPOINTMENT OF VICE CHAIRMAN**

RESOLVED

That Councillor Karen Burgess be appointed Vice Chairman of the Committee for the ensuing Council year.

PCN/3 **TO APPROVE AND TIME OF THE MEETINGS OF THE COMMITTEE FOR THE NEXT YEAR**

RESOLVED

That meetings of the Committee be held at 5.30pm for the ensuing Council year.

PCN/4 **MINUTES**

The minutes of the meetings of the Committee held on 21 April and 5 May 2020 were approved as a correct record and would be signed by the Chairman at a later date.

PCN/5 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/6 **ANNOUNCEMENTS**

There were no announcements.

PCN/7 **APPEALS**

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

PCN/8 **DC/19/1639 - SCOUT HALL, 104 BISHOPRIC, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of a former Scout Hut and the erection of a detached chalet bungalow-style 3-bedroom dwelling. There was no vehicular access to the site or on-site parking provision.

Members were advised that conditions 8, 10 and 12 regarding biodiversity enhancement, landscaping and ecological mitigation would include measures to protect bats that had been observed in the vicinity.

The application site was located within the built-up area to the rear of residential properties along Bishopric, Springfield Crescent and Rushmans Road. The existing building was vacant and in a poor state of repair. The site was surrounded by residential development.

There had been 47 representations objecting to the application from 21 separate households. Three members of the public made statements in objection to the application and one member of the public and the applicant's agent both made statements in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; the character of the dwelling and the visual amenities of the street scene; and the amenities of occupiers of neighbouring properties.

Members discussed concerns regarding the limited access to the site, in particular in relation to on-site demolition and construction. It was noted that Condition 4 required a comprehensive Construction Management Plan. Members also raised concerns regarding the lack of vehicular access that would lead to pressure on on-street parking.

Members discussed the scale of the proposal in the context of the site and concluded that the proposal would result in overdevelopment of the site and would therefore be harmful to the surrounding area.

RESOLVED

That planning application DC/19/1639 be refused for the following reasons:

The scale of the development would result in overdevelopment of the site, causing a detrimental impact on the surrounding area. The proposal is therefore contrary to policies 32 and 33 of the Horsham District Planning Framework (2015).

PCN/9 **DC/20/0616 - 20 COMPTONS LANE, HORSHAM**

The Head of Development reported that this application sought permission for the erection of a first floor addition to a single storey dwelling and the erection of a single storey rear extension.

The application site was located in a residential area within the built-up area of Horsham.

The Neighbourhood Council raised no objection. There had been one representation objecting to the application and six representations in support as set out in the report. One additional objection had been received since publication of the report. Two members of the public addressed the Committee in objection to the application and one member of the public and the applicant made statements 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 character and appearance of the proposal, and its impact on neighbouring amenity.

Members were concerned that any impact of the proposed roof structure on the neighbouring solar panels had not been given sufficient consideration. It was therefore agreed that a more detailed assessment was required to quantify any impact.

RESOLVED

That planning application DC/20/0616 be determined by the Head of Development with a view to approval, in consultation with Local Members, subject to the submission and consideration of a report detailing the impact of the proposed roof structure on the neighbouring solar panels.

PCN/10 **DC/19/2574 - BODYWISE GYM AND STUDIOS, 16 CHURCH STREET, WARNHAM**

The Head of Development reported that this application sought permission for a variation of condition 4 of the previously approved application WN/40/85 to allow for a change to the opening times of Bodywise Gym. The proposal would extend Monday to Friday opening by two hours each morning (ie from 6.30 - 21.30) and introduce Sunday opening (9.00 - 18.00). Saturday opening hours would remain unchanged.

The application site was located within the built up area boundary of Warnham village in an area of mixed residential and commercial properties. It was within the wider Warnham Conservation Area.

The Parish Council recommended that a 12-month temporary permission be granted. There had been 13 representations objecting to the application and two in support, as set out in the report. Since publication of the report that had been a further 171 representation in support of the proposal, and eleven in objection. The applicant and one member of the public, an apprentice working at the gym, 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 impact on neighbouring amenity; noise issues; and highways and access considerations.

Members were broadly in support of the proposal, and agreed that a temporary permission to monitor noise disturbance and mitigation was acceptable and reasonable. In the light of the current lockdown caused by Covid-19 and the likelihood the gym could not open to the public for some time, it was agreed that this temporary permission should be extended from the recommended 12 months to 18 months from the granting of permission.

With regards to the proposed Sunday opening hours of 9.00 – 18.00, Members agreed that these should be reduced to 10.00 – 16.00 to protect neighbouring amenity.

RESOLVED

That planning application DC/19/2574 be granted, subject to expiration of the public consultation period and consideration of any representations received as a result of that consultation, and subject to amendments to the following conditions:

Condition 1 be amended so that the hours permitted shall cease on the date of **18 months** from the granting of permission, and revert to the previously approved operational hours;

Condition 3 be amended so that the premises shall not be open for trade or business on Sundays except between the hours of **10.00 and 16.00**.

PCN/11 **DC/20/0618 - LAND AT THE JUNCTION OF EAST STREET, BURNT HOUSE LANE AND LAMBS GREEN ROAD, CHOWLES, RUSPER**

The Head of Development reported that this application sought permission for the installation of a surfaced highway lay-by.

The application site was located on the west side of Lambs Green Road, immediately southwest of the junction with East Street/Burnt House Lane. It comprised an informal layby and grassland with some standing trees. The area was predominantly agricultural with open fields to the east.

The Parish Council objected to the application. There had been 19 representations objecting to the application, including one that had been received since publication of the report. Two members of the public made statements in objection to the application and the applicant addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its impact on the character and appearance of the area; ecology and biodiversity considerations; neighbouring amenity; and highway safety.

Members noted that the proposed layby had unrestricted access because it included an area of public highway. Whilst the applicant required access to the layby for operational use by Thames Water vehicles, Members were concerned that its use by the general public would be inappropriate in this rural setting and could lead to long-term parking, preventing its intended use. It was therefore agreed that a means of preventing general vehicular access.

RESOLVED

That planning application DC/20/0618 be determined by the Head of Development with a view to approval, subject to further discussions with the applicant and WSCC with a view to finding a means of restricting public access to the layby, in consultation with Local Members and the Vice-Chairman of the Committee.

PCN/12 **DC/20/0552 - THE COUNCIL OFFICES, PARK HOUSE, NORTH STREET, HORSHAM**

The Head of Development reported that this application sought Listed Building Consent for the replacement of the existing entrance lobby with a glass lobby with automatic sliding doors and glass manifestation and the removal of a blank

imitation door panel on the wall next to the lobby and its replacement with panelling to match the surrounding walls.

The application site was located at Park House which was a Grade II* listed building situated on North Street in Horsham, adjacent to Horsham Park.

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

Members noted that the works would give better access for wheelchair users without harming the special interest of this Grade II* Listed Building.

RESOLVED

That Listed Building Consent application DC/20/0552 be granted subject to the conditions as reported.

The meeting closed at 8.10 pm having commenced at 5.30 pm

CHAIRMAN