

Planning Committee (North)
4 AUGUST 2020

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

Apologies: Councillors: Leonard Crosbie and Colin Minto

PCN/21 **MINUTES**

The minutes of the meeting of the Committee held on 2 June were approved as a correct record and would be signed by the Chairman at a later date.

PCN/22 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Liz Kitchen declared a personal interest in item 11, DC/20/0667, as she knew the applicant.

Councillor Stuart Ritchie declared a personal interest in item 11, DC/20/0667, as he knew the applicant.

PCN/23 **ANNOUNCEMENTS**

There were no announcements.

PCN/24 **APPEALS**

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

PCN/25 **DC/19/1897 - LAND AT WELLCROSS FARM, BROADBRIDGE HEATH**

The Head of Development reported that this application sought permission for the erection of a continuing care retirement community of up to 141 units and community facilities, including restaurant, cafe, shop, hairdressers, spa and clinical suite. Matters for consideration under this outline application were the principle of the development and access, with all other matters reserved for future determination. The applicant had indicated that 20% of the units would be affordable housing.

The application site was located southwest of the built-up area of Broadbridge Heath. The River Arun ran to the east and north of the site, which comprised open scrub and trees. A Grade II Listed farmhouse was 100 metres west of the site. A 41-bedroom nursing care unit and rehabilitation centre lay to the south with Slinfold Aerodrome, equestrian and agricultural land beyond.

Itchingfield Parish Council, Slinfold Parish Council and Broadbridge Heath Parish Councils all objected to the application. There had been 34 representations from 22 households objecting to the application and one representation in support. Two members of the public spoke in objection to the application and two members of the public and the applicant addressed the Committee in support of the proposal. A representative of Itchingfield Parish Council spoke in objection to the application.

Members considered the officer's planning assessment and addendum note which indicated that the key issues for consideration in determining the proposal were: the principle of development; affordable housing provision; the character and appearance of the surrounding area; accessibility and highway safety; flood risk and ecology; and impact on Slinfold Aerodrome.

Members discussed whether the location would be appropriate for such a development and weighed the benefits of the scheme against the harm, including concerns regarding the application site being located in an unsustainable rural location. After careful consideration, Members concluded that application DC/19/1897 should be refused.

RESOLVED

That planning application DC/19/1897 be refused for the following reasons:

1. The proposed development, by reason of its location beyond the defensible barrier of the River Arun, would result in significant localised harm to the countryside character of the area contrary to policies 25 and 26 of the HDPF. Furthermore, by reason of this conflict with key countryside protection policies of the HDPF, it cannot be said that the site is in an 'appropriate location' as required by Policy 18(2).
2. No S106 Legal Agreement has been provided to secure the proposed affordable housing, the residential services and facilities, the highway and rights of way infrastructure improvements, and ecological enhancements, contrary to Policies 18, 25, 31 and 39 and 40 of the Horsham District Planning Framework (2015).

The Head of Development reported that this application sought permission for a change of use from residential to mixed-use purposes comprising a residential living unit and a community meeting facility. The application included demolition of existing structures and alterations and extensions to Stafford House, including a two-storey rear extension. Alterations to existing access and proposed car parking were proposed.

The application followed the dismissal of an appeal made to previously refused DC/18/1584 for the same change of use and similar alterations.

The application site was located to east of the junction between Charlwood Road and Bonnetts Lane beyond the built-up area boundary of Ifield. It was close to the boundary between Horsham District and Crawley Borough.

Rusper Parish Council objected to the application. Crawley Borough Council had raised no objection. There had been 175 representations supporting the application and 59 representations objecting to the proposal. One member of the public spoke in objection to the application and three members of the public 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; highway safety and operation; the amenities of nearby occupiers; and the impact on the character and appearance of the locality. Members noted the planning history of the site and the benefits the proposal would bring to the Shia Muslim community residing in Langley Green.

Members weighed the community benefits of the scheme against the harm and concluded that the harm caused by intensification of use of the site would not outweigh the benefits.

RESOLVED

That planning application DC/20/0882 be delegated to Head of Development to approve subject to appropriate conditions in consultation with Chair, Vice Chair and Local Members, for the following reason:

The benefits of the development in providing a community facility for the Shia Muslim community are now considered to outweigh the harm identified when taking into consideration the amendments to the development and mitigation proposed.

PCN/27 **DC/20/0576 - NORFOLK LODGE CARE HOME, 9 NORFOLK ROAD, HORSHAM**

The Head of Development reported that this application sought permission for the conversion of a semi-detached dwelling into one 1-bedroom flat and one 2-

bedroom flat. The conversion included the demolition of a modern extension. Each unit would have its own private garden and off street parking accessed from Chichester Terrace.

The application site was located on the corner of Norfolk Road and Chichester Terrace in an area of Victorian style properties. It was southwest of The Capitol and close to the railway station and town centre. The care home had ceased to operate and the building was unoccupied.

Denne Neighbourhood Council objected to the application. There had been 12 representations objecting to the application from six households, including an objection from the Horsham Society. A further consultation period, which included additional details regarding the adjoining property, expired on 27 July, after completion of the committee report.

The applicant's agent addressed the Committee in support of the proposal. A representative of the Neighbourhood Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; design and appearance; impact on neighbour amenity; and highways and parking.

Members discussed concerns regarding the application not having sufficient parking and the negative impact on neighbour amenity. After careful consideration, Members concluded that application DC/20/0576 should be refused.

RESOLVED

That planning application DC/20/0576 be refused for the following reasons:

1. The development provides inadequate off-street parking which would lead to harmful levels of displaced parking to the detriment of neighbouring amenity and contrary to policies 33 and 41 of the Horsham District Planning Framework (2015).
2. The new-build development, by reason of its scale, depth and siting, would result in an unacceptable loss of amenity for occupants of 7 Norfolk Road by way of loss of light and outlook. The proposal is therefore contrary to policy 33 of the Horsham District Planning Framework (2015).

The Head of Development reported that this application sought retrospective permission for the retention and completion of a circular horse walker and turnout pen, and permission for an open sided barn shelter and an additional turnout pen surrounded by close boarded fencing.

The application site was located outside the built-up area and was part of a commercial equestrian site approximately half a kilometre from Southwater. It was accessed from Reeds Lane, off the south side of Coltstaple Lane.

The Parish Council objected to the application. No further public consultation responses had been received. The applicant's agent 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 visual amenities of the countryside and neighbouring Grade II listed buildings; neighbouring amenity; and parking and highway safety. Members noted the planning history of the site.

RESOLVED

That planning application DC/20/0613 be granted subject to the conditions as reported.

PCN/29 **DC/20/0615 - BECKLEY STUD, REEDS LANE, SOUTHWATER**

The Head of Development reported that this application sought retrospective permission for the retention of a 34.7 metre bund on the northwest boundary of the site. The bund was intended to shield the horses from traffic noise on Kings Lane.

The application site was located outside the built-up area and was part of a commercial equestrian site approximately half a kilometre from Southwater. It was accessed from Reeds Lane, off the south side of Coltstaple Lane.

The Parish Council objected to the application. No further public consultation responses had been received. The applicant's agent 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 visual amenities of the countryside and neighbouring Grade II listed buildings; neighbouring amenity; and parking and highway safety. Members noted the planning history of the site.

RESOLVED

That planning application DC/20/0615 be granted subject to the conditions as reported.

PCN/30 **DC/20/0667 - WARNHAM LODGE FARM, MAYES LANE, WARNHAM**

The Head of Development reported that this application sought permission for the demolition of a residential annex to Warnham Lodge Farm and a barn, and the erection of a 5-bedroom dwelling. The barn benefited from prior approval for conversion to living accommodation.

The application site was located outside the built-up area approximately one and a half kilometres north of Warnham and three kilometres southwest of Kingsfold. It was part of the wider historic Warnham Lodge complex. An access track served the site from Northlands Road.

The Parish Council raised no objection to the application. The applicant and the applicant's agent both addressed the Committee in support of 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; impact on visual amenities of the countryside; the amenity of neighbouring residents and future occupiers; and parking and traffic conditions.

Members considered the proposal in the context of current planning policy and the extant permission for conversion of the barn to a dwelling.

RESOLVED

That planning application DC/20/0667 be granted subject to the conditions as reported.

The meeting closed at 9.12 pm having commenced at 5.30 pm

CHAIRMAN