

**Planning Committee (North)**  
**8 SEPTEMBER 2020**

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

Apologies: Councillors: Andrew Baldwin, Tony Bevis, John Milne, Colin Minto and Belinda Walters

PCN/31 **MINUTES**

The minutes of the meeting of the Committee held on 4 August were approved as a correct record and would be signed by the Chairman at a later date.

PCN/32 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/33 **ANNOUNCEMENTS**

The Chairman offered their condolences for both Leonard Crosbie and Joan Lindsay.

PCN/34 **APPEALS**

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

PCN/35 **DC/19/2464 - BERKELEY HOMES DEVELOPMENT SITE, WORTHING ROAD, SOUTHWATER**

The Head of Development reported that this application sought permission for full planning permission of 80 dwellings on land West of Worthing Road in Southwater that was allocated for housing development under Policy SD10 of the Horsham District Planning Framework.

The application site was located to the west of Southwater. The allocated area extended approximately 34.6ha and adjoined the build-up area boundary along Worthing Road, Woodfield, College Road, Ash Road and Woodlands Way.

Southwater Parish Council raised no objection to the application. There had been representations from 13 households objecting to the application. The applicant addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration were: The principle of the development and compliance of the scheme with the parameter plans approved at outline; the layout, scale and appearance of the proposed development and effect on the character and appearance of the surrounding area; accessibility and highway safety, and parking provision; impact on the amenities of nearby and future occupants; environmental issues including the landscaping proposed and the impact on existing trees and drainage.

RESOLVED

That Planning Permission be granted subject to the conditions stated in the officers' report.

PCN/36 **DC/20/0805 - PERRETS, SMITHERS HILL LANE, SHIPLEY**

The Head of Development reported that this application sought permission for the erection of a new two storey, four-bedroom rural workers dwelling and the removal of an existing mobile home.

This application sought to increase the size and scale of the rural workers dwelling as previously approved under planning reference DC/18/1326 from a three-bedroom dwelling to a four-bedroom dwelling and included alterations to the access and parking arrangements that had been previously approved.

The application site was located in Perrets Farm on Smithers Hill Lane, Shipley.

Shipley Parish Council raised no objection to the application. There had been representations from 10 households in support of the application. The agent and applicant addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration were: The principle of the development; the impact on the visual amenities of the countryside; the amenities of adjoining properties, the existing parking and traffic conditions in the area; justification for the proposed development.

RESOLVED

That planning permission be refused for the reasons set out in the officers' report.

PCN/37 **DC/20/1201 - KAYA CAFE, THE STABLE BLOCK, NORTH STREET, HORSHAM**

The Head of Development reported that this application sought permission for the change of use of part of the first-floor office to a guest room.

The application site was located on the northern side of North Street within Horsham Park.

Denne Neighbourhood Council raised no objection to the application. No public representations had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration were: Heritage Impact and Loss of Offices; Transport and amenity impact.

RESOLVED

That planning permission be granted subject to the conditions set out in the officers' report.

PCN/38 **DC/20/1202 - KAYA CAFE, THE STABLE BLOCK, NORTH STREET, HORSHAM**

The Head of Development reported that this application sought permission for the change of use of part of the first-floor office to a guest room and the repair and painting of existing external windows, doors and conservatory.

The application site was located on the northern side of North Street within Horsham Park.

Denne Neighbourhood Council raised no objection to the application. No public representations had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration were: Heritage Impact and Loss of Offices; Transport and amenity impact.

RESOLVED

That planning permission be granted subject to the conditions set out in the officers' report.

*The meeting closed at 7.03 pm having commenced at 5.30 pm*

CHAIRMAN