

Planning Committee (North)
6 OCTOBER 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, 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: Tony Hogben and Colin Minto

PCN/39 **MINUTES**

The minutes of the meeting of the Committee held on 8 September were approved as a correct record and would be signed by the Chairman at a later date.

PCN/40 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/19/1404 – Councillor Matthew Allen declared a personal interest in this item because he was a season ticket holder. He withdrew from the meeting and took no part in the determination of this item.

DC/19/1404 – Councillor Belinda Walters declared a personal interest in this item because her husband was a member of the football club. She withdrew from the meeting and took no part in the determination of this item.

PCN/41 **ANNOUNCEMENTS**

There were no announcements.

PCN/42 **APPEALS**

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

PCN/43 **DC/19/1404 - HORSHAM FOOTBALL CLUB, WORTHING ROAD, SOUTHWATER**

The Head of Development reported that this application sought retrospective permission for: eight floodlight columns to the main pitch; four floodlight columns to the training pitch; two spectator stands, one standing and one seated; a porta cabin, shed and container between the main pitch and training pitch; an area of hardstanding between the grandstand and training pitch; a

footpath around the training pitch; retention of turnstiles; internal and external changes to the clubhouse; amendments to pond; and addition of front gates.

The application followed the permission DC/16/2856 granted in 2017 and covered alterations to this original permission. The most significant alteration was an increase in the total number of floodlights, in particular the two additional columns for the main pitch. Other alterations were considered to be relatively minor.

The application site was located approximately two kilometres south of Horsham and two kilometres north of Southwater, and shared its access off Worthing Road with Horsham Golf and Fitness Club. It was adjacent to a golf driving range and in the vicinity of a Civic Amenity Site and the Park & Ride site for Horsham town centre.

The Parish Council raised no objection subject to a suitable ecology report. There had been 21 representations from 15 households objecting to the application. One member of the public spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: design and visual impact, in particular of the floodlights; impact on amenity caused by light spill and glare from the floodlights and mitigating actions that could be taken by the football club; highways; and ecology.

Members noted that a revised planting scheme was intended to provide future screening, and sought assurance that the applicant would provide appropriate vegetation in response to concerns raised by some residents regarding the impact of the floodlights. They also discussed the Resident Liaison meeting between the club and local residents and noted that the meeting had been successful, with the football club and residents agreeing to several actions.

It was therefore agreed that an **Informative** would be added to the decision notice strongly advising Horsham Football Club to continue to participate with the Resident Liaison meetings in order to foster good relations and seek to minimise the impact of the facility on adjacent properties, including through the consideration of further landscaping.

RESOLVED

That planning application DC/19/1404 be granted subject to the conditions as reported.

PCN/44 **DC/20/1052 - 11 RIDGEHURST DRIVE, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of a bungalow and outbuilding and the erection of five terraced 2-bedroom houses. The existing access would lead to a communal parking area for six vehicles.

The application site was located within the built-up area of Horsham to the north of Ridgehurst Drive, in a residential area that included predominantly terraced housing.

The Neighbourhood Council objected to the application. There had been 15 representations from 11 households objecting to the application. One member of the public spoke in objection to the application, and a representative of the Neighbourhood Council also spoke in objection to it.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of the development; its character and the visual amenities of the street scene; the amenities of neighbouring occupiers; parking and traffic conditions; and the quality of the residential environment for future occupiers.

In response to concerns regarding the difference in land levels along Ridgehurst Drive and what impact this could have, it was agreed to include an additional condition regarding existing and proposed ground and floor levels.

RESOLVED

That planning application DC/20/1052 be granted subject to the conditions as reported, and an additional condition requiring details of the existing and proposed ground and floor levels to be submitted and agreed.

PCN/45 **DC/20/0819 - LAND ADJACENT TO FIELDFARE, NORTH HEATH CLOSE, HORSHAM**

The Head of Development reported that this application sought permission for the erection of a two storey 3-bedroom dwelling to the west of the existing dwelling. The drive would be extended to provide access to off-street parking in front of the property. An area of hedging and a number of trees would be removed. The provision of hard and soft landscaping was included in the application.

The application site was located within the built-up area of Horsham on the north side of North Heath Close, a private road. Surrounding dwellings were predominantly detached dwellings in modest sized plots, with semi-detached and terraces further afield.

The Parish Council raised no objection to the application, but raised concerns regarding two protected trees close to the site, and parking of construction vehicles. There had been nine representations from five separate households objecting to the application. Two members of the public spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of

development; its character and the visual amenities of the street scene; the amenities of neighbouring residents; parking and traffic conditions in the area; and the quality of the residential environment for future occupiers.

Members discussed concerns regarding access to the site. They considered whether the development would be in keeping with the special character of the close, and concluded that the scale of the proposal would be out of keeping with the street scene.

RESOLVED

That planning application DC/20/0819 be refused for the following reasons:

The proposed development, by reason of its scale, form and design, would result in an overdevelopment of the site. The proposal would therefore have an adverse impact on the character and appearance of North Heath Close, contrary to policies 32 and 33 of the Horsham District Planning Framework (2015).

PCN/46 **DC/20/0882 - STAFFORD HOUSE, BONNETTS LANE, IFIELD**

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

This application had been considered by the Committee in August 2020 when Members resolved to delegate approval to the Head of Development in consultation with the Chairman, Vice Chairman and Local Members subject to the agreement of appropriate conditions.

Members were referred to the previous report which contained details of the application site, relevant policies, planning history, the outcome of consultations and a planning assessment of the proposal.

Two Members of the public addressed the committee in objection to the proposed conditions, and one member of the public spoke in support of the proposal. A representative of the Parish Council addressed the Committee in objection.

Conditions had now been prepared and Members were requested to confirm the reasons for approval, which had been indicated in the minutes of the previous meeting (Minute No. PCN/26 (04.08.20) refers).

In addition to the recommended conditions, Members were advised that an Informative was recommended advising the applicant that the use of the ancillary body preparation room must comply with relevant Public Health

England guidance in respect of the storage and treatment of bodies, including in response to COVID-19, together with relevant statutory provisions set out under the Public Health Acts.

Members were satisfied with the recommended reason for approval, but requested that details of Policy 42 Item 6 be included for clarity.

Members discussed whether the recommended conditions were reasonable and robust enough, in particular the condition regarding hours of operation. There was concern that neighbouring amenity would be adversely effected should the community use be allowed for the recommended hours of 07:30-23:00 Monday to Friday and 10:00-23:00 on Saturdays, Sundays, bank and public holidays. It was therefore agreed that the conditions be reviewed under delegation to the Head of Development.

RESOLVED

- (i) That the reason for approval of planning application DC/20/0882 be confirmed as:

The benefits of the development in providing a community facility for the Shia Muslim community are now considered to outweigh the harm identified, taking into consideration amendments to the development and mitigation proposed, and the objective of encouraging and supporting positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs, including the specific needs of faith and other community groups, in accordance with Policy 42 Item 6 of the HDPF.

- (ii) That appropriate conditions to be attached to the permission be determined by the Head of Development, subject to consultation with the Chairman, Vice Chairman, Local Members and the Cabinet Member for Planning & Development.

PCN/47 **DC/20/0937 - WINTERFOLD FARM, WIMLAND ROAD, RUSPER**

The Head of Development reported that this retrospective application sought permission for the change of use of land to equestrian and equestrian development comprising: stables; dog kennels; manure store; hay barn; lighting and mirrors for sand school; and lunge pen. The application sought to regularise a number of elements which had been erected after the approval of DC/17/1841 for a stable block and sand school.

The application included a number of new, revised and removed elements, in particular the provision of a mobile home for a rural worker, relocation of the hay barn, removal of boundary close-boarded fencing, parking area south of the stable, and new tree planting. The intention of the application was to reorganise development in the north east corner to the site.

This application was considered by the Committee alongside DC/20/0939, which related to the same site and horse breeding and training operation.

The application site was located in open countryside off Wimlands Road, via a private track shared with two residential properties, one of which included paddocks.

The Parish Council objected to applications DC/20/0937 and DC/20/0939. There had been one representation supporting the application. The applicant's agent addressed the Committee in support of both proposals. A representative of the Parish Council spoke in objection to them.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; use of the on-site mobile home; design and appearance; landscaping; amenity impacts; and highways impacts.

Members considered that the removal of elements, including the closed-board fencing, and relocation of the hay barn would improve the appearance of the site and reduce its impact on the rural character of the surrounding area.

Members recognised the current need for on-site accommodation for a rural worker but considered it reasonable to impose a time limit on this element of the application.

RESOLVED

That planning application DC/20/0397 be granted, subject to the conditions as reported and an additional condition restricting use of the mobile home for a temporary period of two years.

PCN/48 **DC/20/0939 - WINTERFOLD FARM, WIMLAND ROAD, RUSPER**

The Head of Development reported that this application sought permission for the installation of a covered riding arena measuring 60 metres by 25 metres with a ridge height over seven metres. This application was considered by the Committee alongside DC/20/0937, which related to the same site and horse breeding and training operation.

The application site was located in open countryside off Wimlands Road, via a private track shared with two residential properties, one of which included paddocks.

The Parish Council objected to applications DC/20/0937 and DC/20/0939. There had been one representation supporting the application. The applicant's agent addressed the Committee in support of both proposals. A representative of the Parish Council spoke in objection to them.

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; landscaping; amenity impacts; and highways impacts. Members noted the planning history of the site, in particular application DC/19/0325, which had been refused because of its scale and bulk.

Members noted the scale of the proposal, including its height and length and concluded that it had not overcome the reasons for refusing DC/19/0325, and would have a harmful visual impact on the surrounding area.

RESOLVED

That planning application DC/20/0397 be refused for the following reason:

The scale and bulk of the proposed covered riding arena would lead to a significant and visually overbearing built form and an intensification of development, which would result in a harmful impact on the open countryside. The proposal is thus contrary to policies 25, 26, 29 and 33 of the Horsham District Planning Framework (2015).

The meeting closed at 8.24 pm having commenced at 5.30 pm

CHAIRMAN