

Planning Committee (North)
1 DECEMBER 2020

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), Matthew Allen, Andrew Baldwin, Tony Bevis, Toni Bradnum, Alan Britten, Roy Cornell, Christine Costin, 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 and Belinda Walters

Apologies: Councillors: Peter Burgess and Tricia Youtan

PCN/54 **MINUTES**

The minutes of the meeting of the Committee held on 3 November were approved as a correct record and would be signed by the Chairman at a later date.

PCN/55 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/56 **ANNOUNCEMENTS**

There were no announcements.

PCN/57 **APPEALS**

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

PCN/58 **DC/20/0614 - SMITH AND WESTERN, 37 NORTH PARADE, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of the Smith & Western restaurant and erection of 22 residential apartments comprising seven 1-bedroom and 13 2-bedroom flats and two 2-bedroom town houses. There would be two part-three and part-four storey linked blocks of contemporary design with dual frontage onto North Parade and West Parade. With the exception of three flats all units would have either a balcony or garden. The application included associated landscaping and 28 car parking spaces and cycle parking.

The application site was located within the built-up area of Horsham on the corner of North Parade and West Parade. The occupiers of the restaurant would be vacating the premises shortly. The surrounding area was

predominantly residential, including flats. Dwellings to the South were in larger plots.

The plans had evolved since their initial submission and there had been three separate consultation periods. The Neighbourhood Council objected to the application. The initial consultation received 27 objections from 22 households and one letter of comment. The second consultation received 16 objections from 14 household (two from new addresses). The third consultation on the final plans received six objections (four from new addresses).

3 members of the public spoke in objection to the application and 3 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; loss of the restaurant; design and appearance; housing mix and affordable housing; impact on neighbouring amenity; landscape and trees; and highways, access and parking.

Members raised concerns over the design of the building, parking allocations and the amount of affordable housing. After careful consideration Members decided to refuse this application

RESOLVED

That application DC/20/0614 be refused for the following reasons:

- i) The scale, design and form of the proposed building is out of character with the streetscene and fails to enhance the character of the area, contrary to policies 32 and 33 of the Horsham District Planning Framework.
- ii) No legal agreement has been completed to secure the affordable housing contribution. The proposed development therefore fails to provide for affordable housing contrary to Policy 16 of the Horsham District Planning Framework.

PCN/59 **DC/20/0321 - KINGS MILL, SCHOOL LANE, SHIPLEY**

The Head of Development reported that this application sought permission for the conversion of an engine house to form a 2-bedroom home. There would be a number of internal alterations of the engine house to facilitate the change. The proposal was intended to finance ongoing repair and maintenance works to the Mill.

The application site was located in a rural location outside of any defined built up area boundary to the south of School lane. The site was located within the Shipley Conservation Area and was a grade II listed building.

Two members of the public spoke in objection to the application and one 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: harm vs public benefit; financial review of enabling development; character, design and appearance; impact on neighbouring amenity; highway impacts; and climate change.

RESOLVED

That planning application DC/20/0321 be deferred to receive further financial information to seek to demonstrate the proposal could secure the long-term repair and maintenance of the Grade II* listed building.

PCN/60 **DC/20/0322 - KINGS MILL, SCHOOL LANE, SHIPLEY**

The Head of Development reported that this application sought permission for the conversion of an engine house to form a 2-bedroom home. There would be a number of internal alterations of the engine house to facilitate the change. The proposal was intended to finance ongoing repair and maintenance works to the Mill.

The application site was located in a rural location outside of any defined built up area boundary to the south of School lane. The site was located within the Shipley Conservation Area and was a grade II listed building.

Two members of the public spoke in objection to the application and one 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: harm vs public benefit; financial review of enabling development; character, design and appearance; impact on neighbouring amenity; highway impacts; and climate change. In considering the deferral members made it clear that they could not properly assess the whole scheme until further information was provided.

RESOLVED

That planning application DC/20/0321 be deferred to receive further financial information to seek to demonstrate the proposal could secure the long-term repair and maintenance of the Grade II* listed building.

PCN/61 **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 had been considered at the 2 June Planning Committee (North) meeting. The application was delegated to 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, the Chairman and the Vice-Chairman of the Committee. Whilst discussions had taken place and amended information submitted, local members had requested that this amended information be considered at committee before a decision is made.

Three members of the public spoke in objection to the application and two addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to the application.

Members raised concerns over the impact on the visual character of the surrounding area, the lack of need for the development and the inability to restrict public access to the lay-by. Members concluded that the benefits of this application being approved would not outweigh the harm and resolved to refuse this application.

RESOLVED

That application DC/20/0618 be refused for the following reason:

There is no ability to restrict public access to the lay-by which raises considerable concern regarding potential anti-social behaviour. Furthermore there is a lack of a proven need for the lay-by. Therefore, it has not been demonstrated that the need and benefits for the scheme outweigh the significant harm it would cause to the character and appearance of the area, contrary to policies 32 and 33 of the Horsham District Planning Framework (2015).

PCN/62 **DC/20/1226 - BURTONS COURT, PARK WAY, HORSHAM**

The Head of Development reported that this application proposed the erection of a bin store to accommodate larger communal general waste bins for the by residents of Burtons Court. The bin store would replace an existing temporary bin storage arrangement.

The application site was located in Horsham Town Centre, adjacent to the newly constructed Piries Place Car Park.

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

appearance; landscaping and management; storage capacity; amenity impacts; access and highways impact.

Members raised concerns over the management over the bin storage area as mentioned in paragraphs 6.7 and 6.10 of the officer report. It was agreed that the management would not be the responsibility of HDC but of the management team of Burtons Court.

RESOLVED

That planning application DC/20/1226 be approved subject to the conditions as set out in the report.

PCN/63 **DC/20/1724 - 139 CHURCHILL WAY, BROADBRIDGE HEATH**

The Head of Development reported that the application sought permission for the erection of a rear extension to a mid-terraced property.

The application site was located between Churchill Way and the A264.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: character and appearance; and impact on the neighbouring amenity.

RESOLVED

That planning application DC/20/1724 be granted subject to the conditions set out in the report.

The meeting closed at 8.36 pm having commenced at 5.30 pm

CHAIRMAN