



Email: committeeservices@horsham.gov.uk
Direct line: 01403 215465

Planning Committee (North)

Tuesday, 2nd August, 2022 at 5.30 pm
Conference Room, Parkside, Chart Way, Horsham

Councillors:

Matthew Allen	Gordon Lindsay
Andrew Baldwin	Tim Lloyd
Tony Bevis	John Milne
Martin Boffey	Colin Minto
Toni Bradnum	Christian Mitchell
Alan Britten	Jon Olson
Karen Burgess	Louise Potter
Peter Burgess	Sam Raby
Christine Costin	Stuart Ritchie
Ruth Fletcher	David Skipp
Billy Greening	Ian Stannard
Tony Hogben	Cilve Trott
Liz Kitchen	Claire Vickers
Lynn Lambert	Belinda Walters
Richard Landeryou	Tricia Youtan

You are summoned to the meeting to transact the following business

Jane Eaton
Chief Executive

Agenda

Page No.

GUIDANCE ON PLANNING COMMITTEE PROCEDURE

1. Election of Chairman
2. Apologies for absence
3. Appointment of Vice-Chairman
4. To approve the timing of meetings of the Committee for the municipal year

5. **Minutes** 7 - 12
To approve as correct the minutes of the meeting held on 10 May 2022.
(Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to committeeservices@horsham.gov.uk at least 24 hours before the meeting. Where applicable, the audio recording of the meeting will be checked to ensure the accuracy of the proposed amendment.)

6. **Declarations of Members' Interests**
To receive any declarations of interest from Members of the Committee

7. **Announcements**
To receive any announcements from the Chairman of the Committee or the Chief Executive

To consider the following reports of the Head of Development & Building Control and to take such action thereon as may be necessary:

8. **Appeals** 13 - 16
Applications for determination by Committee:

9. **DC/22/0967 Horsham Skate Park, Horsham Park, North Street, Horsham** 17 - 26
Ward: Denne
Applicant: Mr Stuart Maclure

10. **DC/21/2474 81 Tern Avenue, Horsham** 27 - 32
Ward: Holbrook East
Applicant: Mr J Rennie

11. **DC/22/0897 C and H Fabrics Ltd, 7 West Street, Horsham** 33 - 40
Ward: Denne
Applicant: Mr Brendan Kelly

12. **Urgent Business**
Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as urgent because of the special circumstances

Agenda Annex

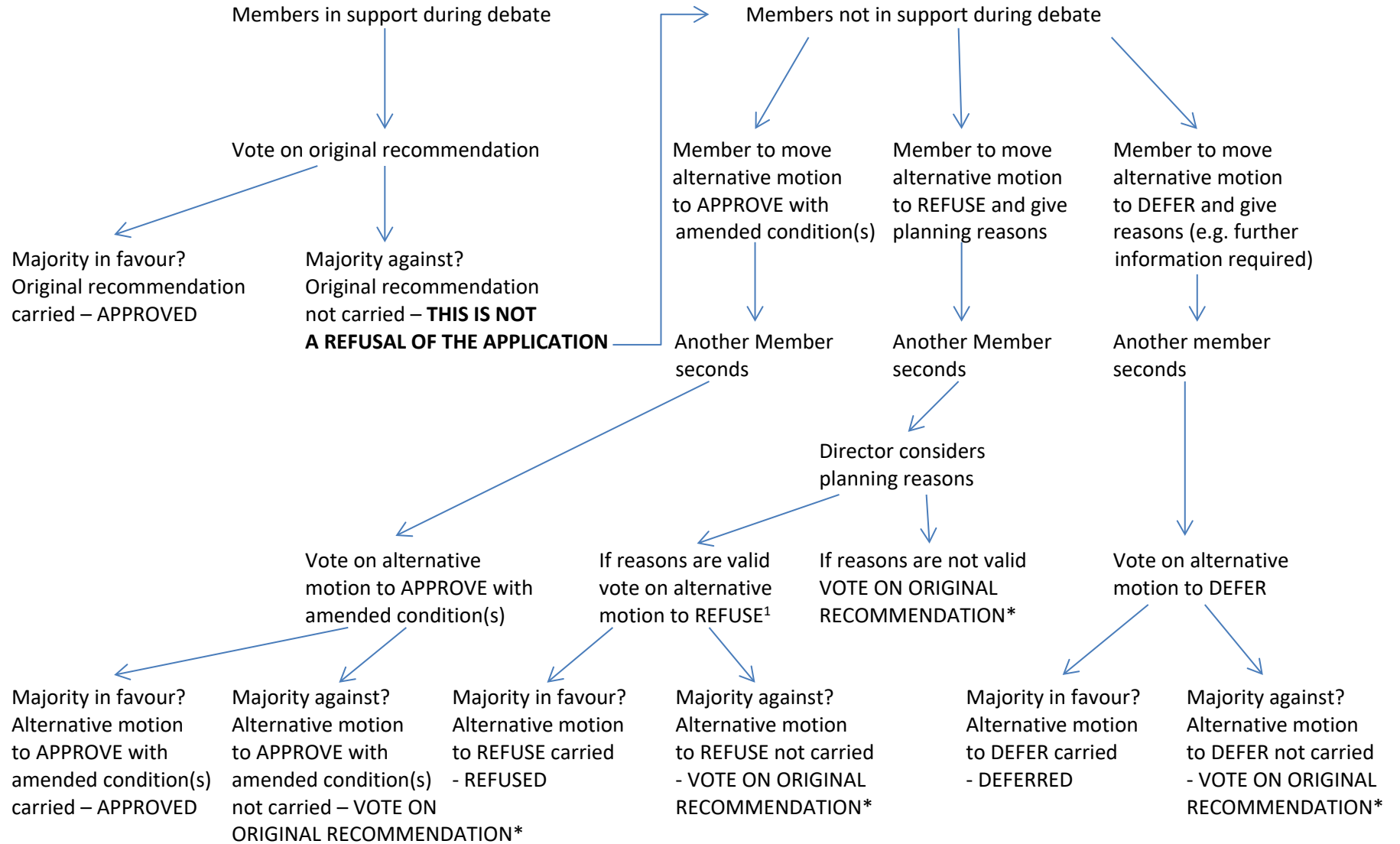
GUIDANCE ON PLANNING COMMITTEE PROCEDURE

(Full details in Part 4a of the Council's Constitution)

Addressing the Committee	Members must address the meeting through the Chair. When the Chairman wishes to speak during a debate, any Member speaking at the time must stop.
Minutes	Any comments or questions should be limited to the accuracy of the minutes only.
Quorum	Quorum is one quarter of the total number of Committee Members. If there is not a quorum present, the meeting will adjourn immediately. Remaining business will be considered at a time and date fixed by the Chairman. If a date is not fixed, the remaining business will be considered at the next committee meeting.
Declarations of Interest	Members should state clearly in which item they have an interest and the nature of the interest (i.e. personal; personal & prejudicial; or pecuniary). If in doubt, seek advice from the Monitoring Officer in advance of the meeting.
Announcements	These should be brief and to the point and are for information only – no debate/decisions .
Appeals	The Chairman will draw the Committee's attention to the appeals listed in the agenda.
Agenda Items	The Planning Officer will give a presentation of the application, referring to any addendum/amended report as appropriate outlining what is proposed and finishing with the recommendation.
Public Speaking on Agenda Items (Speakers must give notice by not later than noon two working days before the date of the meeting)	Parish and neighbourhood councils in the District are allowed 5 minutes each to make representations; members of the public who object to the planning application are allowed 2 minutes each, subject to an overall limit of 6 minutes; applicants and members of the public who support the planning application are allowed 2 minutes each, subject to an overall limit of 6 minutes. Any time limits may be changed at the discretion of the Chairman.
Rules of Debate	<p>The Chairman controls the debate and normally follows these rules but the Chairman's interpretation, application or waiver is final.</p> <ul style="list-style-type: none"> - No speeches until a proposal has been moved (mover may explain purpose) and seconded - Chairman may require motion to be written down and handed to him/her before it is discussed - Secunder may speak immediately after mover or later in the debate - Speeches must relate to the planning application under discussion or a personal explanation or a point of order (max 5 minutes or longer at the discretion of the Chairman) - A Member may not speak again except: <ul style="list-style-type: none"> o On an amendment to a motion o To move a further amendment if the motion has been amended since he/she last spoke o If the first speech was on an amendment, to speak on the main issue (whether or not the amendment was carried) o In exercise of a right of reply. Mover of original motion

	<p>has a right to reply at end of debate on original motion and any amendments (but may not otherwise speak on amendment). Mover of amendment has no right of reply.</p> <ul style="list-style-type: none"> ○ On a point of order – must relate to an alleged breach of Council Procedure Rules or law. Chairman must hear the point of order immediately. The ruling of the Chairman on the matter will be final. ○ Personal explanation – relating to part of an earlier speech by the Member which may appear to have been misunderstood. The Chairman’s ruling on the admissibility of the personal explanation will be final. <ul style="list-style-type: none"> - Amendments to motions must be to: <ul style="list-style-type: none"> ○ Refer the matter to an appropriate body/individual for (re)consideration ○ Leave out and/or insert words or add others (as long as this does not negate the motion) - One amendment at a time to be moved, discussed and decided upon. - Any amended motion becomes the substantive motion to which further amendments may be moved. - A Member may alter a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - A Member may withdraw a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - The mover of a motion has the right of reply at the end of the debate on the motion (unamended or amended).
Alternative Motion to Approve	<p>If a Member moves an alternative motion to approve the application contrary to the Planning Officer’s recommendation (to refuse), and it is seconded, Members will vote on the alternative motion after debate. If a majority vote against the alternative motion, it is not carried and Members will then vote on the original recommendation.</p>
Alternative Motion to Refuse	<p>If a Member moves an alternative motion to refuse the application contrary to the Planning Officer’s recommendation (to approve), the Mover and the Secunder must give their reasons for the alternative motion. The Director of Planning, Economic Development and Property or the Head of Development will consider the proposed reasons for refusal and advise Members on the reasons proposed. Members will then vote on the alternative motion and if not carried will then vote on the original recommendation.</p>
Voting	<p>Any matter will be decided by a simple majority of those voting, by show of hands or if no dissent, by the affirmation of the meeting unless:</p> <ul style="list-style-type: none"> - Two Members request a recorded vote - A recorded vote is required by law. <p>Any Member may request their vote for, against or abstaining to be recorded in the minutes.</p> <p>In the case of equality of votes, the Chairman will have a second or casting vote (whether or not he or she has already voted on the issue).</p>
Vice-Chairman	<p>In the Chairman’s absence (including in the event the Chairman is required to leave the Chamber for the debate and vote), the Vice-Chairman controls the debate and follows the rules of debate as above.</p>

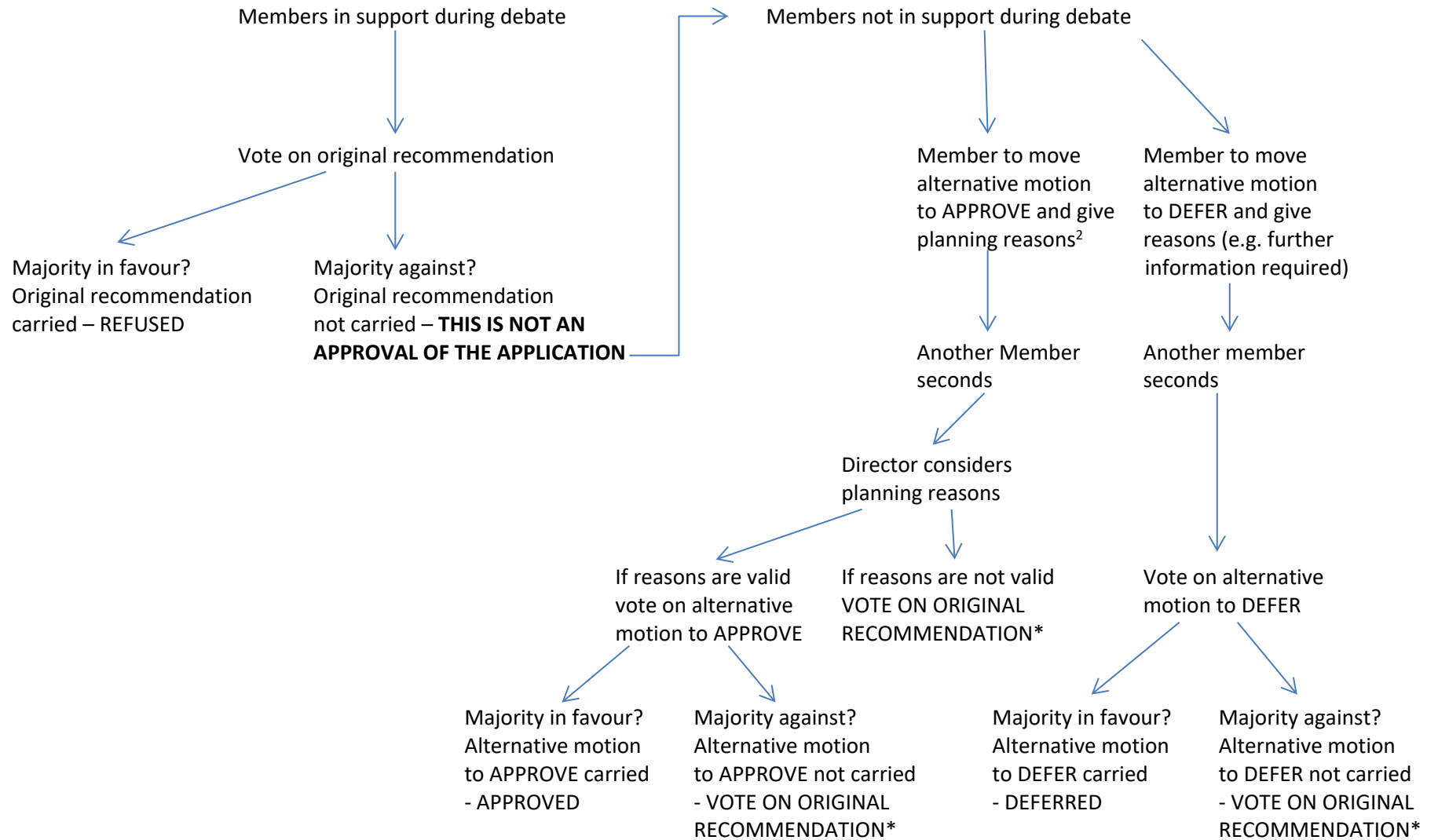
Original recommendation to APPROVE application



*Or further alternative motion moved and procedure repeated

¹ Subject to Director’s power to refer application to Full Council if cost implications are likely.

Original recommendation to REFUSE application



*Or further alternative motion moved and procedure repeated

² Oakley v South Cambridgeshire District Council and another [2017] EWCA Civ 71

Planning Committee (North)
10 MAY 2022

Present: Councillors: Karen Burgess (Chairman), Billy Greening (Vice-Chairman), Matthew Allen, Andrew Baldwin, Toni Bradnum, Peter Burgess, Ruth Fletcher, Tony Hogben, Liz Kitchen, Lynn Lambert, Richard Landeryou, Gordon Lindsay, John Milne, Colin Minto, Jon Olson, Sam Raby, Stuart Ritchie, David Skipp, Ian Stannard, Cilve Trott and Claire Vickers

Apologies: Councillors: Tony Bevis, Martin Boffey, Alan Britten, Christine Costin, Tim Lloyd, Christian Mitchell, Louise Potter, Belinda Walters and Tricia Youtan

Absent: Councillors:

Also Present:

PCN/69 **MINUTES**

The minutes of the meeting held on 1 March were approved as a correct record and signed by the Chairman.

PCN/70 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/21/1946 Councillor Tony Hogben declared a personal interest as he knew the applicant.

PCN/71 **ANNOUNCEMENTS**

The Chairman welcomed Councillor Clive Trott to his first Planning North Committee meeting.

PCN/72 **APPEALS**

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

PCN/73 **DC/21/1263 TWENTY FIVE ACRES, LEECHPOND HILL, LOWER BEEDING**

The Head of Development Control reported that this application sought permission for the construction of equestrian rehabilitation and training centre comprising stable building, indoor sand school, alterations to vehicles access, new access road and car parking.

Members were reminded of the addendum for this item. The addendum outlined the officer response to additional information received that the additional water

neutrality statement had not addressed officer's concerns. Additional highways information was considered appropriate by West Sussex County Council highways and as such reason no 2 relating to safe access was recommended to be omitted from the report.

The application site related to land east of Leechpond Hill, south of Lower Beeding outside of the built-up area boundary within a countryside location. The site was served by two existing accesses from Leechpond Hill and located wholly within the High Weald Area of Outstanding Natural Beauty (AONB).

The Parish Council objected to the proposal. Eleven letters of support were received, five letters of objection and one letter neither supporting nor objecting to the proposals.

The agent spoke in support of the application.

Members considered the consultees' responses and the officer's planning assessment which included the following key issues: principle of development, design, scale and appearance, amenity impact, highways, water neutrality, ecology, drainage and flooding.

Members were concerned the application was sited in an AONB, local traffic would increase, any additional access to the new site could cause traffic issues and the development could not provide certainty that it would be water neutral. Members supported the officer recommendation to refuse the application.

RESOLVED

That planning application DC/21/1263 be refused for the following reasons:

- 1 The proposal represents major development within the High Weald Area of Outstanding Natural Beauty and would result in an undue increase in overall activity within a countryside location, which would not provide for quiet recreational use. Furthermore, given the scale of the development within a protected landscape, the proposal would not be visually appropriate or be in-keeping with its location and surroundings and would fail to protect or enhance the landscape character of the High Weald Area of Outstanding Natural Beauty. The proposal is therefore contrary to Policies 25, 26, 32 and 33 of the Horsham District Planning Framework (2015) and Paragraphs 174, 176 and 177 of the National Planning Policy Framework (2021), which attribute great weight to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.
- 2 Notwithstanding information submitted, the application has not demonstrated with a sufficient degree of certainty that the development would not contribute to an existing adverse effect upon the integrity of the internationally designated Arun Valley Special Area of Conservation, Special Protection Area and Ramsar sites by way of increased water abstraction, contrary to Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning

Policy Framework (2021), thus the Local Planning Authority is unable to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

PCN/74 **DC/21/1946 PEMBERLEY, COPSALE ROAD, MAPLEHURST, HORSHAM**

The Head of Development & Building Control reported that planning permission was sought for the conversion of existing barn to form a two-bedroom carbon neutral live/work dwelling with associated landscaping works.

Members were reminded of the email received from the applicant in response to the committee report and subsequent response from the Head of Development & Building Control.

This permission followed refusal of planning application DC/19/2117 in January 2020 for the conversion of the barn to form a two bedroom live/work unit. This decision was appealed by the applicant and dismissed by the Planning Inspectorate for reasons relating to the principle of the development in the countryside.

The site was located outside the built up area within a countryside location to the north of Copsale Road. The surrounding area is predominantly rural with residential properties located along the road. The barn is accessed from Copsale Road via a private track.

The Parish Council strongly objected to the proposal. 14 letters of support had been received from 13 households and 15 objections from 6 households.

Nuthurst Parish Council spoke in objection to the application and three further speakers objected. The agent spoke in support of the proposal and one further speaker addressed the committee in support.

Members considered the consultees' responses and officers planning assessment which included the following key areas: principle of development, design and appearance, heritage, highway and amenity impacts, climate, ecology and water neutrality.

Members discussed the issues of the countryside location, concern over sewage and building design. Consideration was given to whether the previous reasons for refusal had been overcome and concluded that the key issues still existed.

RESOLVED

That Planning Application DC/21/1946 be refused on the grounds stated in the report.

PCN/75 **DC/21/2766 HORSHAM RAILWAY STATION CAR PARK, STATION ROAD, HORSHAM**

The Head of Development & Building Control reported that a retrospective application was sought for the temporary erection of a We Buy Any Car Ltd sales kiosk including Change of Use with associated operation to existing car park. Permission was sought for 12 months subject to appropriate conditions.

The application had been resubmitted following officer advice to amend the application type to include change of use for land of the proposed parking space and clarification of proposed siting of the kiosk.

The application site is within the southern part of Horsham train station car park, east of the railway line and accessed from Station Road to the north. The site is within the built up area of Horsham and not within a conservation area.

Forest Neighbourhood Council raised concerns over potential highway obstructions caused by transporters removing sold cars.

Members considered the consultees' responses and officer's planning assessment which included the following key issues: principle of development, design, appearance and heritage impacts, highways, amenity impacts and water neutrality.

The committee discussed concerns that car transporters to remove sold cars were creating a highway obstruction to local areas, current hours of usage were not in line with those proposed, staff facilities were poor and the increase in train commuters would require the parking spaces currently taken up by the kiosk. Members agreed it was inappropriate in design, out of character for the car park and a detriment to the local amenity.

It was proposed and seconded that the application be refused.

RESOLVED

That planning application DC/21/2766 be refused for the following reason:

The design and appearance of the kiosk is out of keeping with the surrounding area contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

PCN/76 **DC/21/2767 HORSHAM RAILWAY STATION CAR PARK, STATION ROAD, HORSHAM**

The Head of Development & Building Control reported that this application sought retrospective advertisement permission for the installation of 4 non-illuminated fascia signs, 6 non-illuminated hoarding signs and 1 non-illuminated flag sign cited on the kiosk.

The application site is within the southern part of Horsham train station car park, east of the railway line and accessed from Station Road to the north. The site is within the built up area of Horsham and not within a conservation area.

The report had been brought to Committee by request of Forest Neighbourhood Council.

Members considered the consultees' responses and officer's planning assessment which included the amenity and public safety.

Members agreed it was inappropriate in design, out of character for the car park and a detriment to the local amenity.

It was proposed and seconded that the application be refused.

RESOLVED

That planning application DC/21/2767 be refused for the following reason:

The design and appearance of the advertisements for the kiosk are out of keeping with the surrounding area contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

The meeting closed at 6.23 pm having commenced at 5.30 pm

CHAIRMAN

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Planning Committee (NORTH)

Date: 2nd August 2022

Report on Appeals: 27th April - 20th July 2022



**Horsham
District
Council**

1. Appeals Lodged

Horsham District Council have received notice from the Planning Inspectorate that the following appeals have been lodged:

Ref No.	Site	Date Lodged	Officer Recommendation	Committee Resolution
DC/22/0166	Hillside Farm, Billingshurst Road, Coolham, Horsham, West Sussex, RH13 8QN	03-May-22	Application Refused	N/A
DC/21/2226	1 Home Farm House, 46 Springfield Road, Horsham, West Sussex, RH12 2PD	19-May-22	Prior Approval Required and REFUSED	N/A
DC/21/2575	Holmbush Manor Farm, Hayes Lane, Slinfold, West Sussex	30-May-22	Application Refused	N/A
DC/21/2337	11 Ridgehurst Drive, Horsham, West Sussex, RH12 1XF	13-Jun-22	Application Refused	N/A
DC/22/0079	Holmbush Manor Farm, Hayes Lane, Slinfold, West Sussex, RH13 0SL	15-Jun-22	Application Refused	N/A
DC/21/2766	Horsham Railway Station Car Park, Station Road, Horsham, West Sussex	30-Jun-22	Application Permitted	Application Refused

2. Appeals started

Consideration of the following appeals has started during the period:

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/21/1059	Warley Farm Barn, Hammerpond Road, Plummers Plain, Horsham, RH13 6PE	Written Representation	27-Apr-22	Non-determination	N/A
DC/21/2088	26 Amberley Road, Horsham, West Sussex, RH12 4LN	Written Representation	19-May-22	Application Refused	N/A
DC/21/1607	Plot C1, Oakhurst Business Park, Wilberforce Way, Southwater, West Sussex	Written Representation	25-May-22	Application Permitted	Application Refused
DC/20/1809	Bluebell Park, Summers Pond Fishery and Campsite, Chapel Road, Barns Green, Horsham, West Sussex, RH13 0PR	Written Representation	13-Jun-22	Application Refused	N/A
DC/21/1233	Redgates, Burnthouse Lane, Lower Beeding, Horsham, West Sussex, RH13 6NN	Written Representation	14-Jun-22	Application Refused	N/A
DC/21/0912	Annexe at 1 Oakwood Cottages, Hooklands Lane, Shipley, RH13 8PY	Written Representation	15-Jun-22	Application Refused	N/A
EN/22/0041	Windacres Farm, Church Street, Rudgwick, West Sussex, RH12 3EG	Written Representation	18-Jul-22	Notice served	N/A

3. Appeal Decisions

HDC have received notice from the Ministry of Housing, Communities and Local Government that the following appeals have been determined:

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/20/1698	Land at Former Swallowfields Nursery, Church Road, Mannings Heath, RH13 6HY	Written Representation	Appeal Allowed	Application Refused	N/A
DC/21/0603	Mannings Heath Golf Club, Hammerpond Road, Mannings Heath, Horsham, West Sussex, RH13 6PG	Written Representation	Appeal Dismissed	Application Refused	N/A
DC/21/1418	1 Parkfield, Horsham, West Sussex, RH12 2BG	Fast Track	Appeal Dismissed	Prior Approval Required and REFUSED	N/A
DC/20/1993	Hillybarn Farmhouse, The Mount, Ifield, Crawley, West Sussex, RH11 0LF	Written Representation	Appeal Dismissed	Application Refused	N/A
DC/21/1554	Crabtree Inn, Brighton Road, Lower Beeding, Horsham, West Sussex, RH13 6PT	Written Representation	Appeal Dismissed	Non-determination	N/A
DC/20/1488	Mobile Home, Valewood Farmhouse, Valewood Lane, Barns Green, Horsham, West Sussex, RH13 0QJ	Written Representation	Appeal Dismissed	Application Refused	N/A

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee North

BY: Head of Development and Building Control

DATE: 2nd August 2022

DEVELOPMENT: Demolition of the existing skatepark and construction of a new concrete skatepark facility. Construction of a temporary access path.

SITE: Horsham Skate Park Horsham Park North Street Horsham West Sussex

WARD: Denne

APPLICATION: DC/22/0967

APPLICANT: **Name:** Mr Stuart Maclure **Address:** Horsham Skatepark Horsham Park Horsham RH12 2DW United Kingdom

REASON FOR INCLUSION ON THE AGENDA: The land is Horsham District Council property

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks full planning permission for the demolition of the existing skate park and the construction of a new concrete skate park facility, slightly re-aligned to the south.

1.3 The proposed development would be built in concrete, with some tarmac areas. Ramps will be constructed using a combination of aggregate massing and timber and steel formwork. The highest new ramp would measure to 2.3m, with existing landscaping integrated into the proposed skatepark facility.

1.4 The proposal would incorporate a BMX flow, impact street area, creative skate plaza, and classic skateboard park elements. The existing lighting will be retained, with no alterations to these proposed, with seating also provided.

1.5 A temporary construction access is also proposed to be accessed from North Street.

DESCRIPTION OF THE SITE

1.6 The application site is located in Horsham Park, within the built-up area of Horsham.

1.7 The existing skate park is formed of an asphalt floor surface with timber ramps built on top. The existing ramps are in varied condition, but generally very worn and unsuitable for use.

Due to the poor conditions, most users are BMX-ers as the quality of the timber riding surface makes it unsuitable for the smaller wheels of a skateboard.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

2.3 National Planning Policy Framework

2.4 Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 7 - Strategic Policy: Economic Growth
Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

2.5 Horsham Blueprint Business Neighbourhood Plan

Policy HB3 – Character of Development
Policy HB4 – Design of Development
Policy HB8 – Horsham as a Sustainable Visitor Destination
Policy HB11 – Local Green Spaces
Policy HB13 – Provision of Sport, Leisure and Recreation Facilities
Policy HB14 – Community and Cultural Facilities

PLANNING HISTORY AND RELEVANT APPLICATIONS

HU/106/99	Erection of a skateboard and streetsports facility Site: Horsham Park North Street Horsham	Application Permitted on 05.06.2000
HU/45/03	Variation of condition 4 of hu/106/99 to extend floodlighting hours from dusk till 23.00 hours all year for skateboard park Site: Horsham Park North Street Horsham	Application Permitted on 30.04.2003

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

- 3.2 **HDC Environmental Health:** No comments but a Construction Management Plan for the demolition and construction phases would be advisable.

- 3.3 **HDC Economic Development:** Support

It seeks to create a new, attractive, and functional space where young people can gather and socialise. In turn it is likely to bring several community benefits and potentially be a positive for the local economy.

Whilst the impact on the local economy is unlikely to be significant, the skatepark is in Horsham Park and therefore close to the town centre. The new and improved skatepark may encourage more young people to spend their leisure time in Horsham town centre which could bring some benefits to nearby local businesses, by driving up footfall and dwell time. It will also add to the limited supply of 'things to do' for young people in the local area, and potentially boost the young demographic of visitors to the park. Moreover, it would build on one of the district's assets – Horsham Park – which contributes towards Horsham's offer as an attractive place for people to live, work and visit.

- 3.4 **HDC Arboricultural Officer:** The principle of placing the access road in the proposed location is not unacceptable altogether. However, there are several semi-mature to mature trees within the area where the access road is proposed. Therefore, it is critical that these trees and, more importantly, their Root Protection Areas (RPA's) will be adequately protected against soil compaction throughout the works. Para .4 of the Construction Management Plan states that "A temporary access route is to be constructed to allow deliveries to site. Local ground works company SR Brierely is taking on the works and will construct a 250m long track, 3.5m wide to a depth of 250mm in 6F2 stone. The track will have wooden edging to retain the massing and will take the loads required for heavy plant and aggregate deliveries." To ensure this is built to an acceptable standard, the track would need to be constructed using a cellular confinement system installed under the stones to help spread the load of the heavy plant and aggregate deliveries evenly across the underlying soil. Without the use of such a system, building the road as proposed would result in substantial soil compaction that would be detrimental to the health of the trees; it would be beneficial to have more detailed information on how the access track will be built. This could be dealt with through a Pre-Commencement condition.

Due to the limited amount of space available along the route, it would not be feasible to install Tree Protection Fencing as this would get in the way. However, recommend that the stems of the adjacent trees along the route are boxed-in with timber to help prevent against mechanical damage should the large vehicles get too close. Also, it would be beneficial if some soil decompaction works were undertaken after the works have been completed; this could be done by hand with a garden fork.

Some minor facilitation pruning works will be needed to allow for sufficient clearance for the large construction vehicles to pass without damaging the crowns of the adjacent trees. Parks and Countryside team, who manage the Council's tree stock in the park, have advised that they do not foresee any problems with the pruning works, as they will be undertaken with

care by the Council's contractors in accordance with the current industry standard BS3998 Tree Work – Recommendations (2010). No concerns raised with this aspect of the proposal.

A single young field maple is proposed to be felled to allow for the track to be built in the proposed location. Given the abundance of good-quality specimen trees in the area, there are no significant concerns with this aspect of the proposal.

OUTSIDE AGENCIES

3.5 **WSCC Highways:** Comment

Access to the site will be gained via the pedestrian access route northwest of the site. The existing internal access route is to be altered as a result of the proposal. It is unclear how the construction materials would reach the site, since there is no vehicular access to the site.

3.6 **Sport England:** Comment

If the proposal involves the loss of any sports facility, then full consideration should be given to whether the proposal meets Par. 97 of National Planning Policy Framework (NPPF), link below, is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.

If the proposal involves the provision of a new sports facility, then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.

3.7 **Community Crime Prevention:** No response received

3.8 **Natural England: (Standing Advice) -** Objection

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

PUBLIC CONSULTATIONS

3.9 **Horsham Denne Neighbourhood Council:** No Objection

3.10 No letters of representation were received.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The application seeks full planning permission for the demolition of the existing skate park and the construction of a concrete skate park facility. A temporary construction access is also proposed.

Principle of Development

- 6.2 Policy 43 of the Horsham District Planning Framework (HDPF) states that the provision of new or improved community facilities will be supported, particularly where they meet the identified needs of local communities as indicated in the current Sport, Open Space and Recreation Study and other relevant studies, or contribute to the provision of Green Infrastructure.
- 6.3 In addition, Policy 11 of the HDPF states that measures which promote tourism and enhance local cultural facilities will be encouraged. Any development should be of a scale and type appropriate to the location and should increase the range, or improve the quality of accommodation, attraction or experiences for tourists, day visitors, business visitors, and residents in the District. Support will particularly be given to proposals which, among others, reinforce the local distinctiveness and improve existing facilities; focus major tourism and cultural facilities in Horsham Town Centre; and seek to ensure that facilities are available within the towns and villages in the District and are in keeping with their relationship with the urban area and countryside.
- 6.4 Policy 42 of the HDPF outlines that positive measures which help create a socially inclusive and adaptable environment for a range of occupiers and users to meet their long term needs will be encouraged and supported.
- 6.5 Policy HB8 of the Horsham Blueprint Business Neighbourhood Plan states that development and expansion of tourism attractions and activities connected with day and staying visitors will be supported where: there are demonstrable economic and social benefits of the proposals; it provides links to sustainable forms of transport and is accessible by foot, bicycle, and mobility transport; and the siting, scale and design has strong regard to the local character, historic and natural assets of the surrounding area and the design and materials are in keeping with the local style and reinforce local distinctiveness and provide a strong sense of place.
- 6.6 Policy HB13 of the Neighbourhood Plan continues that proposals in Horsham Park that support social inclusion will be supported. In particular, proposals to improve the skate park, in consultation with its core users, will be supported.
- 6.7 The application would update the existing and established skate park with the provision of an improved facility. Horsham Skate Park is recognised as an important asset within Horsham Park, providing a community facility and recreational space for a diverse range of people. The proposal would therefore result in social and public benefits.

- 6.8 The re-developed facility as proposed would improve the range and quality of attractions within Horsham and are supported by the Horsham Blueprint Business Neighbourhood Plan. The proposed development is therefore considered acceptable in principle, subject to all other materials considerations.

Design and Appearance

- 6.9 Policy 25 of the HDPF states that the natural environment and landscape character of the District, including landscape, landform and development pattern, together with protected landscapes, will be protected against inappropriate development. Proposals should protect, conserve and enhance the landscape character, taking into account areas identified as being of landscape importance. In addition, Policies 32 and 33 of the HDPF promote development that is of a high quality design, which is based upon a clear understanding of the local, physical, social, economic, environmental, and policy context. Development will be expected to provide an attractive, functional, and accessible environment that complements locally distinctive characters and heritage of the District. Development should contribute to a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit. Development should ensure that the scale, massing and appearance of the development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site.
- 6.10 Policy HB4 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to demonstrate a high quality of design, which responds and integrates well with its surroundings and minimises the impact on the natural environment.
- 6.11 Horsham Skate Park is an established facility within Horsham Park. It is proposed to demolish the existing facility, with the creation of a new skate park constructed primarily of concrete. Existing landscaping will be integrated into the new facility, with the provision of sensitive mounding to limit the visual impact of the facility when viewed from the immediate surroundings.
- 6.12 The proposed development would involve a slight realignment to the south. However, the proposal would utilise the existing landscape features, with the existing tree coverage retained. Given the established nature of the facility, it is not considered that the proposal would result in any further material harm above the existing situation.
- 6.13 It is noted that the proposed development may require the removal of a single tree. It is not considered that this tree is of significant visual aesthetic to require its retention, and no objection to its loss on amenity grounds is raised.
- 6.14 The proposed development would sit appropriately within the wider context and would result in no further visual impact. The proposal is therefore considered to accord with Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

Amenity Impacts

- 6.15 Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.
- 6.16 Policy HB14 of the Horsham Blueprint Business Neighbourhood Plan states that proposals for new/improved community facilities, will be encouraged provided that the proposal would not have significant harmful impacts on the amenities of surroundings residents and the local environment.

- 6.17 Horsham Skate Park is an established facility within Horsham Park. The proposed development seeks to improve the facility through the provision of concrete ramps and structures. This material is generally considered to be less noisy when compared with the existing timber construction, and would not therefore be considered to result in any greater noise than the existing facility.
- 6.18 The proposed development would be similar in nature to the existing facility, and is not therefore considered to result in any greater level or intensity of activity than the established situation. Furthermore, no alterations are proposed to the existing lighting. While the proposal would realign the part of the facility to the south, this would be set away from the nearby residential properties, with the existing tree coverage retained.
- 6.19 While no alterations to the existing lighting is proposed, it is noted that this is subject of an existing condition restricting hours of operation. To ensure continuity, it is considered reasonable and necessary to impose this condition on the current application.
- 6.20 On the balance of these considerations, it is not considered that the proposal would result in material harm to the amenities of neighbouring properties or users of nearby land, in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

Highways Impacts

- 6.21 Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.
- 6.22 The application would include the provision of a temporary construction access to be utilised until the development is completed. This would utilise an existing vehicle access point located to the north-west, and would cross Horsham Park.
- 6.23 Given the extent of the temporary construction access track, there is the potential for conflict with pedestrians and users of Horsham Park during the construction phase. In order to address this, the Agent has submitted a Construction Management Plan which details the actions that would be taken to reduce conflict and appropriately manage the construction area. This includes the provision of fencing along the track and development site, signage, etc. These details are considered to adequately address potential conflict.

Water Neutrality

- 6.24 There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive use of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

- 6.25 The proposed development would improve the range and quality of attractions within Horsham and are supported by the Horsham Blueprint Business Neighbourhood Plan. The proposed development is therefore considered acceptable in principle. The proposal would result in no greater visual impact than the existing facility, and would not result in a greater intensity of level of activity than established. The proposed temporary construction access is not considered to result in significant harm to pedestrians or users of the Park and public highway. For these reasons, the proposed development is considered acceptable.

7. RECOMMENDATIONS

7.1 To approve the application, subject to the following conditions:

Conditions:

1 **Approved Plans**

2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until detailed measures to provide for the protection of trees and hedges during the construction work, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** The development hereby approved shall be carried out in strict accordance with the Construction Management Plan dated July 2022 by Betongpark Limited and received on 11.07.2022.

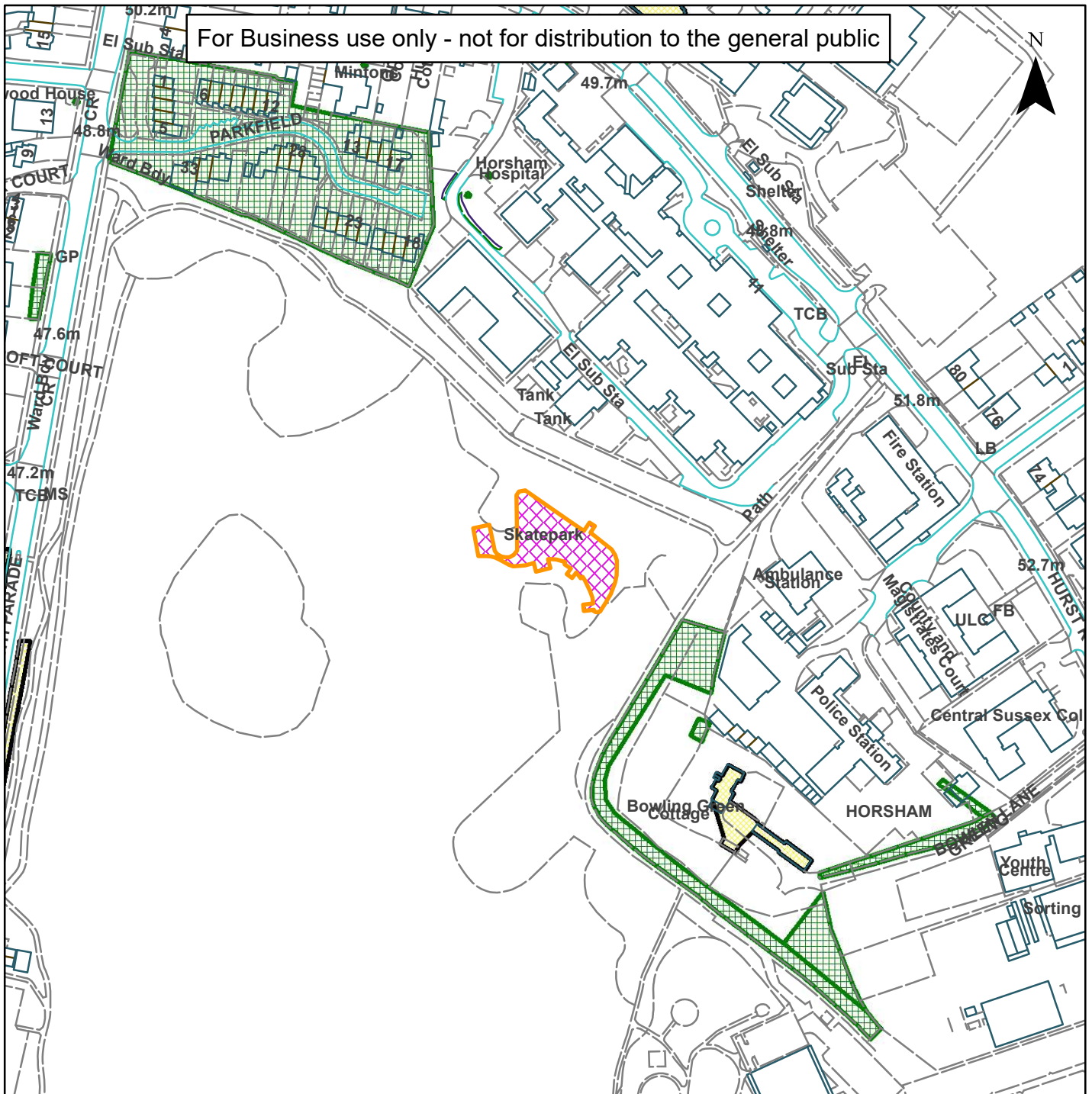
Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition:** The floodlights shall only be switched on between the hours of 16:00 hours and 21:00 hours between the 1st September and 30th April inclusive.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).



Horsham Skate Park, Horsham Park, North Street, Horsham, West Sussex



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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 2nd August 2022

DEVELOPMENT: Partial conversion of garage to form a home office.

SITE: 81 Tern Avenue Horsham West Sussex RH12 5AT

WARD: Holbrook East

APPLICATION: DC/21/2474

APPLICANT: **Name:** Mr J Rennie **Address:** 81 Tern Avenue Horsham West Sussex RH12 5AT

REASON FOR INCLUSION ON THE AGENDA: The applicant is an employee of Horsham District Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application is seeking planning permission for the partial conversion of the existing garage to form a home office. The conversion of garage into office space includes replacing the existing garage door with double doors.

DESCRIPTION OF THE SITE

1.3 The application site comprises a detached house that occupies a corner plot on the north side of Tern Avenue in the built up area of Horsham. The house faces a wooded area to the east and includes a semi-detached garage with a pitched roof.

1.4 The application site is subject of condition 25 of planning permission reference DC/16/2855 which has removed permitted development rights under Classes A, B, C and E.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

2.2 The following Policies are considered to be relevant to the assessment of this application:

2.3 **National Planning Policy Framework**

2.4 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

RELEVANT NEIGHBOURHOOD PLAN

2.2 There is no made plan for North Horsham Parish

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/2855

Residential development of playing fields providing for 58 new dwellings including a new access from Jackdaw Lane.

Application Permitted on 23.08.2017

3. OUTCOME OF CONSULTATIONS

3.1 North Horsham Parish Council: No Objection

OUTSIDE AGENCIES

3.2 **WSCC Highways:** No Objection

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

3.3 **Natural England** (Standing Advice): Objection

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

PUBLIC CONSULTATIONS

3.4 No neighbour representations received

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

- 6.1 The main issues are the principle of the development in the location and the effect of the development on;

- The character of the dwelling and the visual amenities of the area
- The amenities of the occupiers of adjacent properties

- 6.2 Policy 32 of the Horsham District Planning Framework Policy (HDPF) relates to improving the quality of new development. It states that permission will be granted for developments which ensure the scale, massing, and appearance of the development is of a high standard of design which relates well to the host building and adjoining neighbouring properties.

- 6.3 Policy 33 states amongst other criteria that extensions should have regard to their natural and built surroundings in terms of their design, scale and character. An extension should be of a scale which is sympathetic to and does not overpower the original building.

Design and Appearance

- 6.4 The application would involve the partial conversion of the existing detached garage. The proposal would involve the internal subdivision to provide storage and home office, with the front elevation retained as existing and a replacement double door installed to the side elevation.

- 6.5 The proposed partial garage conversion would retain the form and appearance of the garage, with the replacement door not considered to result in visual harm to the character or amenity of the locality.

Parking

- 6.6 Whilst the proposal would result in the loss of a potential parking space within the garage there would remain adequate space for 2 vehicles to park on the existing hardstanding. It would not therefore be anticipated that the proposal would result in displaced cars and additional harmful demand for on-street parking that would otherwise justify a reason for refusal.

Impact on Neighbouring Amenity

- 6.7 The proposal would convert part of the existing garage to incidental accommodation as a home office. It is not considered that such use would result in a greater intensification or level of noise and disturbance than the existing situation. It is however considered reasonable and necessary to impose a condition requiring that the garage be utilised for purposes incidental to the main dwelling in order to protect the amenities of neighbouring properties.

Water Neutrality

- 6.8 There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

7. RECOMMENDATIONS

- 7.1 It is recommended that planning permission is granted subject to appropriate conditions as detailed below:

Conditions:

1 **Plans list**

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** The materials and finishes of all new external walls, windows and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of 81 Tern Avenue, Horsham as a dwelling and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and/or lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

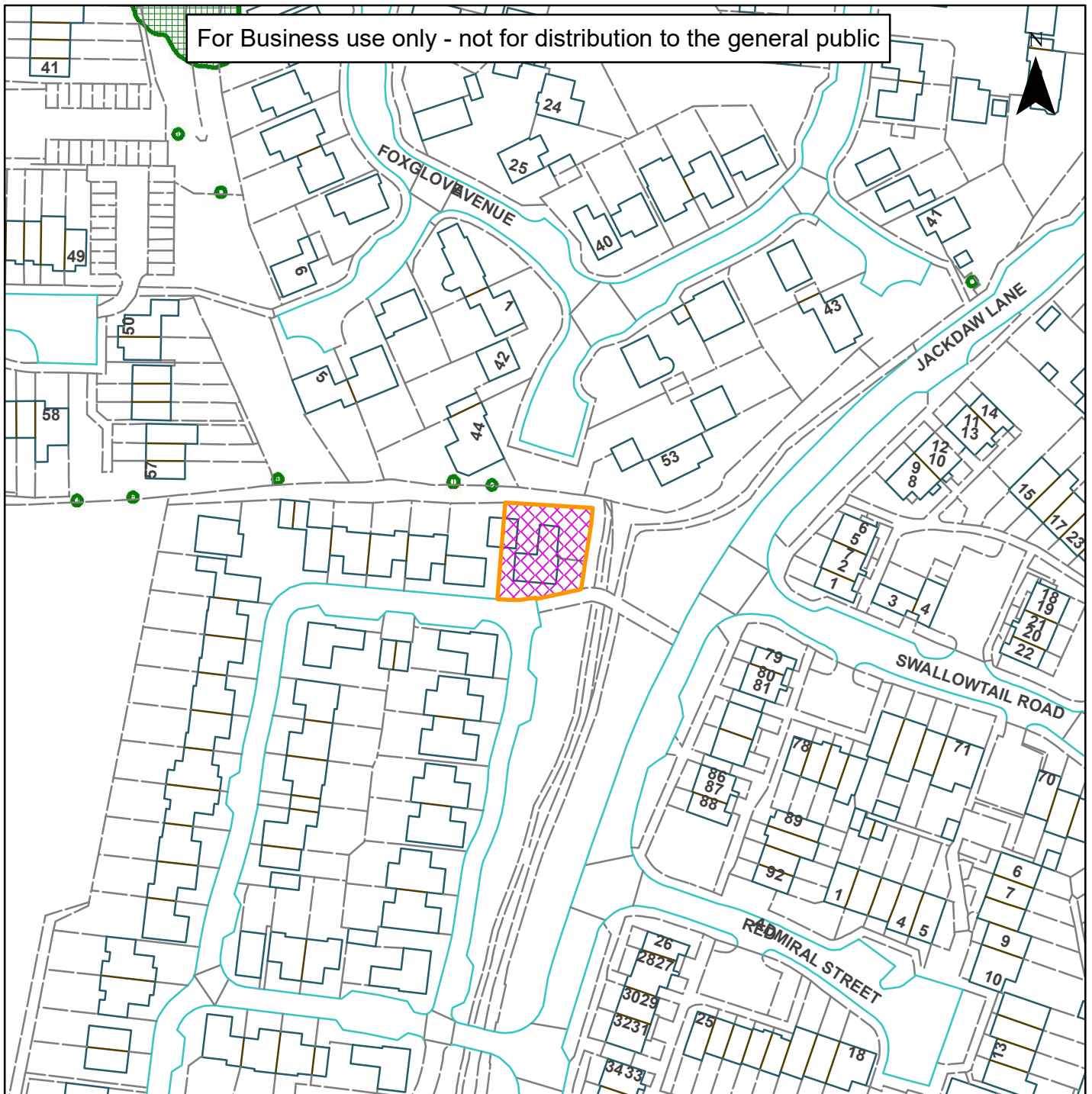
10) DC/21/2474



Horsham District Council

81 Tern Avenue, Horsham, West Sussex, RH12 5AT

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee

BY: Head of Development and Building Control

DATE: 02 August 2022

DEVELOPMENT: Replacement of 2no existing sets of double entrance doors with a single set of double entrance doors and alterations and repairs to shopfront facade (Full Application).

SITE: C and H Fabrics Ltd 7 West Street Horsham West Sussex RH12 1PB

WARD: Denne

APPLICATION: DC/22/0897

APPLICANT: **Name:** Mr Brendan Kelly **Address:** Unit F Davis Road Industrial Park Chessington KT9 1TQ

REASON FOR INCLUSION ON THE AGENDA: The property is owned by Horsham District Council

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.2 This application seeks full planning permission to replace 2no existing sets of double entrance doors with a single set of double entrance doors and windows, with alterations and repairs to the shopfront façade.
- 1.3 The proposed replacement entrance doors will be made from timber with glazed infills either side, with a timber stall riser. The existing timber shopfront is to be retained, stripped back, burnished and any worn sections to panels, edges and trims, cut out with new timber spliced in as required, finished in Valspar exterior eggshell 'harlequin green'.
- 1.4 The new section of shopfront would retain the existing timber appearance modified to fit the new single set of double entrance doors. The existing dentil cornice is to be stripped back, burnished and any damage sections to be cut out with new timber spliced in as required, ready to be decorated as fascia. The introduction of a new cornice with dentils above the fascia is proposed to add additional character. The whole shopfront is then to be repainted in a soft green colour with new polished gold signage lettering.
- 1.5 Improvements to access for wheelchairs are proposed with a level access means of entrance/escape through the main entrance on the ground floor and at the rear of the building.

- 1.6 It is noted that the proposed plans also show replacement signage to the front of the premises. The sign(s) is the subject of a separate advertisement application under planning reference DC/22/0908 and have therefore not been considered as part of this full planning application.

DESCRIPTION OF THE SITE

- 1.6 The application site relates to an existing commercial premises located on the southern side of the pedestrianised West Street, which is classified as a Primary Retail Frontage Area within the town centre and built up area of Horsham. The application site is also located within the designated Horsham Conservation Area.
- 1.7 The application site is a red brick gabled Flemish-style 3-storey building with shop front at ground floor and red brick elevations at first floor interspersed by bay windows. It is noted that all of West Street consists of a mixture of different shop front design and colours.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

- 2.2 The following Policies are considered to be relevant to the assessment of this application:

2.3 **National Planning Policy Framework**

2.4 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 12 - Strategic Policy: Vitality and Viability of Existing Retail Centres
Policy 13 - Town Centre Uses
Policy 14 - Shop Fronts and Advertisements
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

RELEVANT NEIGHBOURHOOD PLAN

2.5 **Horsham Blueprint Business Neighbourhood Plan**

The Examiner's Report was published on 18 February 2021 where it has been concluded that subject to modifications, the Plan meets the basic conditions and can proceed to referendum. The Neighbourhood Plan is now considered of great weight.

Policy HB3 – Character of Development
Policy HB4 – Design of Development
Policy HB5 – Energy Efficiency and Design
Policy HB6 – Retaining and Enhancing the Vitality and Viability of Horsham Town Centre

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/22/0898 Installation of 1x externally illuminated fascia sign and 1x externally illuminated hanging sign (Advertisement Consent). Pending

DC/11/1349 Rear extension to retail unit to accommodate new staircase
Application Permitted 02.09.2011

DC/10/2018	Main fascia shop sign	Application Permitted 25.11.2010
DC/05/2097	1 Fascia Sign and 1 projecting sign	Application Permitted 26.10.2005
HU/48/99	Illumination of existing projecting sign	Application Permitted 26.03.1999
HU/254/95	Illuminated fascia sign box	Application Permitted 06.12.1995

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

- 3.2 **HDC Conservation:** 7 West Street is within the Horsham Conservation Area, and has a shop front at ground floor with red brick elevations at first floor interspersed by bay windows. The proposed works would replace the existing dual entrance doors with a single double doorway. It is understood that the lighting proposed replaces the existing, with no additional illumination. It is considered that the proposed shopfront would not harm the special historic and architectural character of the conservation area, and therefore no objection would be raised.

OUTSIDE AGENCIES

- 3.3 **Natural England (Standing Advice):** Objection

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

PUBLIC CONSULTATIONS

- 3.4 **Horsham Denne Neighbourhood Council:** No Objection
- 3.5 **Horsham Society:** Like many properties in West Street, no. 7 has a façade of great interest, which should be maintained in good order, unlike many which are in disrepair. Trust that the repairs and maintenance to the front elevation includes the first floor level. Subject to this, Horsham Society would support the application.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Character and Appearance

- 6.1 Policy 14 of the Horsham District Planning Framework (HDPF) is the main policy against which proposals for shop fronts and advertisements are assessed. This states that shop fronts and advertisements respect the character of the building or location of which they form a part, include the use of appropriate materials, colours and illumination.
- 6.2 Policies 32 and 33 requires that new development is of a high standard and layout, having regard to its built surroundings in terms of scale, height, massing, siting, orientation, views, character and the space between buildings.
- 6.3 Policy HB3 of the Horsham Blueprint Business Neighbourhood Plan states that development is expected to preserve and enhance the Character Area in which it is located. The design of new development should take account of the local context and reflect the character and vernacular of the area. Policy HB4 continues that development is expected to demonstrate a high quality of design which responds and integrates well with its surroundings.
- 6.4 The application site lies within the Primary Retail Frontage Area of West Street which consists of a mixture of commercial premises. As well as the varying uses, the surrounding area consists of a mixture of shop fronts which are varied in terms of styles and colouring.
- 6.5 The proposed shop front design would maintain a timber construction, with a refined design that would replace the double entrance doors with a single door and windows. The proposed design and character of the shop front is considered appropriate, with a muted colour scheme that would appropriately reflect the character and visual amenity of the surrounding retail frontages. The arrangement of the shop front would maintain an active frontage that would contribute to the character and quality of the public realm.
- 6.6 The proposed external alterations are considered to be modest in nature, utilising appropriate materials and colouring that would reflect the character and visual amenity of the immediate vicinity. The proposal is therefore considered to accord with the Horsham District Planning Framework, in particular, Policies 14, 32, 33 and 34.

Impact on Conservation Area

- 6.7 The Design and Conservation Officer was consulted on the proposed development, and it is considered that the proposed shopfront would not harm or have a detrimental impact to the special historic and architectural character of the Horsham Conservation Area.

Impact on Neighbouring Amenity

- 6.8 Policy 33 of the Horsham District Planning Framework seeks to avoid unacceptable harm to the amenity of occupiers/users of nearby property.
- 6.9 The proposal relates solely to the shop frontage. The proposal would retain the arrangement of the openings and would reflect similar frontages within the Town Centre. It is not therefore considered that the proposal would result in harm to the amenities of neighbouring properties and users of land.

Water Neutrality

- 6.10 There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive use of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Conclusion

- 6.11 The proposed shop front is considered to be of a design and appearance that would be sympathetic to the character of the surrounding townscape and the wider Conservation Area and would not cause harm to the amenities of neighbouring properties. Therefore, in conclusion, this proposal is found to be in accordance with the relevant policies of the HDPF, in particular, Policies 14, 31, 32 and 33.

7. RECOMMENDATIONS

- 7.1 To approve the application subject to the following conditions.

Conditions:

1 **Approved Plans**

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** The materials and finishes to be used in the development hereby permitted shall strictly accord with those indicated on the approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

The permission hereby granted relates solely to the replacement doors and works to the shopfront as outlined within the description. This does not relate to the signage which requires separated Advertisement Consent.

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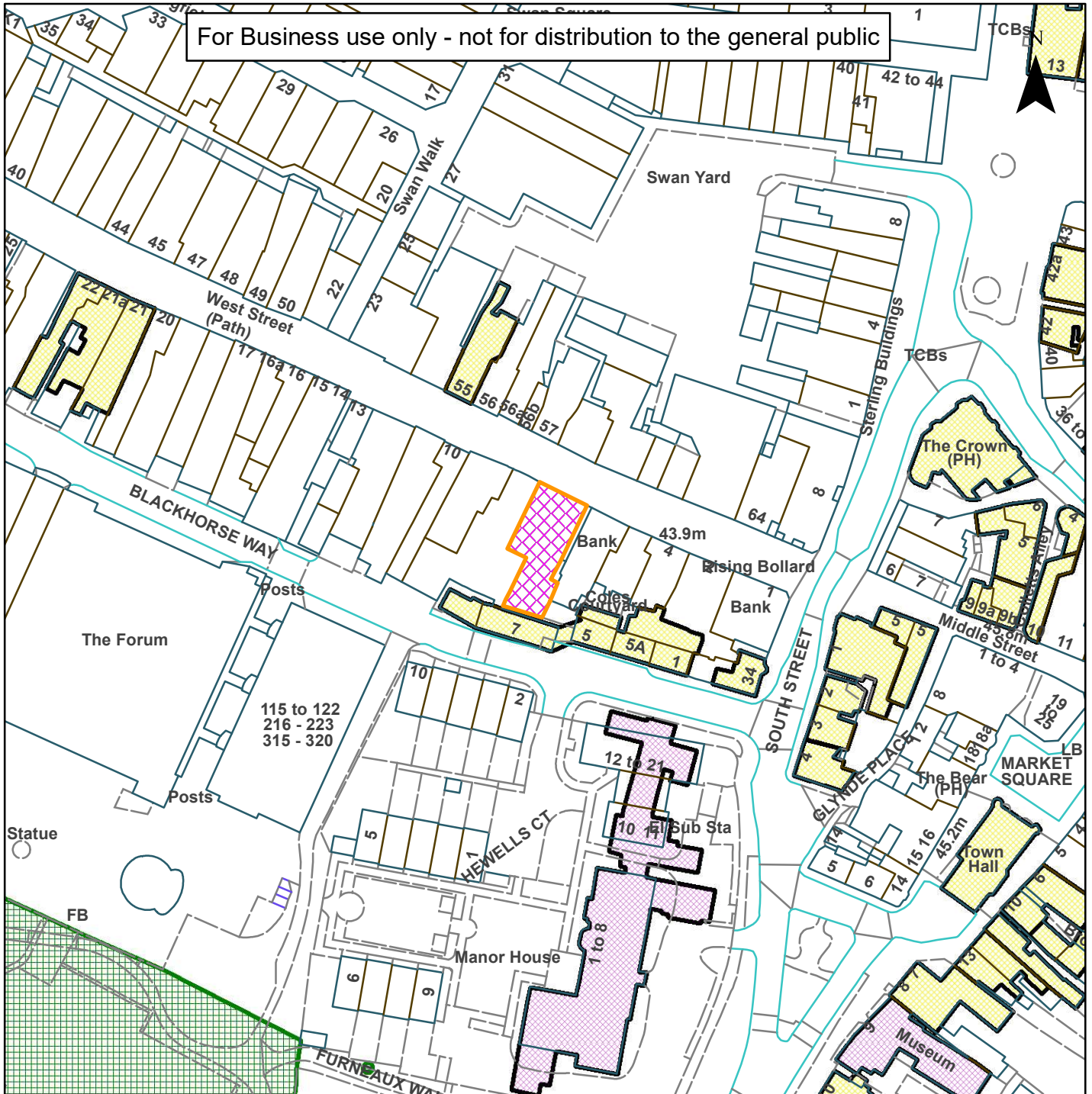
11) DC/22/0897



**Horsham
District
Council**

C and H Fabrics Ltd, 7 West Street, Horsham, West Sussex,
RH12 1PB

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