

Planning Committee (North)
4 OCTOBER 2022

Present: Councillors: John Milne (Chairman), Matthew Allen, Tony Bevis, Martin Boffey, Toni Bradnum, Karen Burgess, Ruth Fletcher, Billy Greening, Tony Hogben, Liz Kitchen, Lynn Lambert, Richard Landeryou, Tim Lloyd, Colin Minto, Christian Mitchell, Jon Olson, Sam Raby, Stuart Ritchie, Ian Stannard, Claire Vickers and Tricia Youtan

Apologies: Councillors: Clive Trott, Andrew Baldwin, Alan Britten, Peter Burgess, Christine Costin, Gordon Lindsay, Louise Potter, David Skipp and Belinda Walters

PCN/17 **MINUTES**

The minutes of the meeting held on 6 September were approved as a correct record and signed by the Chairman.

PCN/18 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/22/0829 Councillor Billy Greening declared a personal interest as he knew an employee at Stonehouse Farm. He did not take part in the debate and left the room whilst the vote took place.

PCN/19 **ANNOUNCEMENTS**

Members were reminded of the Chairman's Civic Service taking place at 6 pm on Sunday 9 October at St Mary's Church, Horsham. All were invited.

PCN/20 **APPEALS**

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

PCN/21 **DC/21/1798 GREAT VENTORS DEVELOPMENT SITE, COOLHURST CLOSE, MONKS GATE**

The Head of Development & Building Control reported that this application sought to approve Reserved Matters for the provision of detailed design relating to appearance, landscaping, layout and scale of the approved scheme DC/18/1792. This outline application was for the erection of 5 residential dwellings and associated works.

Approval was subject to appropriate conditions and completion of Section 106 Legal Agreement to secure a proposed Borehole which would represent a solution for Water Neutrality.

The site was allocated under Policy 5 of the NPNP and had been split into two, the western parcel gained consent under references DC/15/1946 (Outline) and DC/17/0667 (Reserved Matters). Works had been completed on site to implement permissions which included a new access point from Nuthurst Road and the preservation and management of a 'nature reserve'.

The remaining Eastern parcel of land was the subject of the application which formed un-developed paddock associated with Great Ventors Farm to the east.

The south of the site is open countryside benefitting from two Rights of Way, the north of the site is the A281 and a series of residential dwellings forming part of Monks Gate. North West of the site are two pairs of semi-detached dwellings fronting the A281 and gardens adjacent to the application site.

Members noted the planning history of the application.

The Parish Council and Residents Association objected to the proposal. Eight letters of objection were received.

The Parish Council and two speakers objected to the application and the agent and two further speakers spoke in support.

Discussion considered both items DC/21/1798 and DC/22/1178 which was also determined at this meeting.

Members discussed details of the proposed borehole and raised concerns that until this was built a full assessment of water quantity and quality could not be undertaken. It was felt that a precedent may be set for future boreholes being used to combat water neutrality issues. It was advised that conditions stated in the planning report required robust evidence from the performance of the borehole prior to the commencement of any building work on the site.

Clarity was given by Officers regarding suitable lighting in the proposed development and an improvement in car parking provision on site. Concern was also raised regarding Sewage Plant issues in Nuthurst where it was agreed that an additional condition would be added to the agreement. Members also requested an addition to Policy 10 of the report to submit an annual meter reading to Horsham District Council for regular monitoring.

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

RESOLVED

That application DC/21/1798 be delegated to the Head of Development & Building Control, subject to consultation on conditions with the Local Member, and completion of Section 106 agreement as set out in the report.

PCN/22 **DC/22/1178 GREAT VENTORS FARM, BRIGHTON ROAD, MONKS GATE, HORSHAM**

The Head of Development & Building Control reported that this application sought full planning permission for the construction of new Water Treatment House for the proposed Borehole to include new surface treatments and provision of a suitable enclosure.

This would serve the neighbourhood development site (DC/21/1798) and permission would be subject to appropriate conditions and the completion of a Section 106 Legal Agreement. The proposed borehole would support the development water neutrality whereby all water supplies to the proposed 5 dwellings on the adjacent housing site would be served entirely by the borehole.

The site lies outside the Built-up-Area within the countryside in Nuthurst Parish. The borehole and Water Treatment House site sits alongside the housing allocation, currently accessed from a fence and access gate from Great Ventors.

The Parish Council and Residents Association objected to the proposal. 19 letters of objections had been received to the proposal.

The Parish Council spoke in objection to the proposal and three other speakers objected. The applicant and two other speakers spoke in support.

Discussion considered both items DC/22/1178 and DC/21/1798 which was also determined at this meeting.

Members considered the consultees' responses and officer's planning assessment which included the following key issues: principle of development, site layout, design and appearance, amenity impact and the bore hole and water neutrality.

RESOLVED

That application DC/21/1178 be delegated for approval to the Head of Development & Building Control, subject to consultation

on conditions with the Local Member and the completion of a Section 106 agreement as set out in the report.

PCN/23 **DC/22/0939 ROFFEY PLACE, OLD CRAWLEY ROAD, FAYGATE, HORSHAM**

The Head of Development & Building Control reported that this application sought change of use from a Religious Institution with bedrooms (Class C2) to accommodation for homeless persons (Sui Generis) requiring short-term accommodation on a path out of homelessness.

The application did not include the main listed building of Roffey Place or its immediate curtilage. The facility would provide a total of 50 single occupancy rooms, operated by Turning Tides a charity which provides short term accommodation for homeless people with the view to offering skills and network support into independent living back within the community.

The application site is on the southern side of Old Crawley Road which runs parallel to the A264/Crawley Road and is within the High Weald Area of Natural Beauty. The application related to an existing large two storey extension to the side of the listed building along with a detached gatehouse set to the site frontage with Old Crawley Road.

Members noted the planning history of the application.

The Parish Council objected and 28 letters of objection had been received to the proposal.

Three speakers spoke in objection to the proposal and the applicant spoke in support.

Members were in support of the application and were positive that a disused building would be repurposed for homeless accommodation. There were some road safety concerns however West Sussex County Council Highways had raised no objections.

It was suggested that the Management Plan should be revised to ensure the facility operated safely and protected the amenities of local residents.

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

RESOLVED

That DC/22/0939 be approved in accordance with Officer recommendation subject to the following amendment to Condition 4:

Pre-Occupation Condition

Notwithstanding the Management Plan (received 15/9/22) a revised Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with Local Members, prior to the occupation and operation of the shelter hereby approved. The Management Plan shall be implemented and complied with for the duration of the use/development.

Reason: In order to ensure that the safe operation of the development and protection of the amenities of nearby residents, in accordance with Policies 33 of the Horsham District Planning Framework (2015).

PCN/24 **DC/22/0829 STONEHOUSE FARM, HANDCROSS ROAD, PLUMMERS PLAIN, HORSHAM**

The Head of Development & Building Control reported that this application sought retrospective planning permission for the replacement of an Agricultural Building.

The Agricultural Building is steel clad (moss green) with a mono pitched roof with two roller shutter doors to the east elevation. The footprint is 112sqm greater than the original small agricultural buildings. The application also includes the erection of a planter for landscaping and retaining wall.

The site forms part of an existing agricultural holding comprising 41 hectares of land for grazing of the applicant's dairy herd known as Stonehouse Farm. It comprises the original Stonehouse Farm with land fronting onto Handcross Road at the south and land previously known as Jacksons Farm fronting Hammerpond Road at the north. The agricultural building related to the application is located amongst a cluster of buildings to the south east of the site close to Handcross Road located where former demolished agricultural storage buildings were.

The land is within the Mannings Heath Open Ridge and Valley Farmlands Landscape Character Area and land to the north of Hammerpond Road and south of Handcross Road is within the High Weald Area of Outstanding Natural Beauty.

Members noted the planning history of the application.

The Parish Council objected to the application and ten letters of objection from households had been received.

The Parish Council and one speaker spoke in objection to the application and the agent spoke in support.

The Ward Member was opposed to the proposal. It was felt there was no valid agricultural need for the building and not essential in its countryside location. It was also considered overdevelopment of the site without consideration of surrounding residents.

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

RESOLVED

That planning application DC/22/0829 be refused for the following reasons:

- 1) It has not been demonstrated to the satisfaction of the Local Planning Authority that the development is essential to its countryside location and necessary to support the needs of agriculture. The proposal is therefore contrary to Policies 10 and 26 of the Horsham District Planning Framework (2015).
- 2) The agricultural building amounts to a harmful overdevelopment of the site which would be detrimental to the character and appearance of the site and wider surrounding area, contrary to Policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

PCN/25 **DC/21/0738 LAND AT 521753 134251 OLD FORGE CLOSE, FAYGATE, HORSHAM**

The Head of Development & Building Control reported that this application sought planning permission for the erection of a single storey 3-bed dwelling with associated parking. Approval would be subject to appropriate conditions and a S106 agreement.

The proposed dwelling would be located centrally in the site, to the west of Faygate Lane in an area of land to the rear of 1 Brockwell Cottages. The land is surrounded on all sides by residential dwellings that front Halls Drive on the north and Old Forge Close to the West.

The settlement of Faygate has no defined built-up area and therefore located within the countryside in policy terms. The wider surroundings are classified by dense residential development and enclosed fields and woodlands beyond the boundaries of the development.

The Parish Council raised no objection and no letters of representation had been received.

The agent spoke in support of the application and two speakers objected.

Members were given clarity on sufficient parking spaces being provided on this proposal and concern was raised over construction traffic affecting the private road.

It was felt that a Construction Environmental Management Plan condition should be added to the proposal.

Members considered the consultees' responses and officer's planning assessment which included: principle of development, design and appearance, amenity and highway impacts, water neutrality and climate change.

RESOLVED

That planning application DC/21/0738 be approved in accordance with Officer recommendation subject to an additional (pre-commencement) condition to require a Construction Environmental Management Plan (CEMP).

PCN/26 **DC/19/2464 BERKELEY HOMES DEVELOPMENT SITE, WORTHING ROAD, SOUTHWATER**

The Head of Development & Building Control reported that this application sought approval for the erection of 80 dwellings with associated access, parking and landscaping at land West of Worthing Road (Phase 5), Southwater.

The application had returned to Committee due to new material consideration of Water Neutrality and approved permission would be subject to appropriate conditions and the completion of a Section 106 Legal Agreement.

Members noted the planning history of the application.

Since the publication of the report two further objections had been received concerning environmental issues.

Members discussed water neutrality details in the report. It was felt that some aspects required clarity and it was proposed and seconded to defer the decision for a future meeting.

RESOLVED

That planning application DC/19/2464 be deferred to allow further consideration of the applicant's submitted water neutrality strategy.

The meeting closed at 8.45 pm having commenced at 5.30 pm

CHAIRMAN