

Planning Committee (North)
1 NOVEMBER 2022

Present: Councillors: John Milne (Chairman), Clive Trott (Vice-Chairman), Matthew Allen, Tony Bevis, Martin Boffey, Toni Bradnum, Karen Burgess, Ruth Fletcher, Billy Greening, Liz Kitchen, Lynn Lambert, Richard Landeryou, Tim Lloyd, Colin Minto, Christian Mitchell, Jon Olson, Louise Potter, David Skipp, Ian Stannard, Claire Vickers, Belinda Walters and Tricia Youtan

Apologies: Councillors: Andrew Baldwin, Peter Burgess, Christine Costin, Tony Hogben, Gordon Lindsay, Sam Raby and Stuart Ritchie

Absent: Councillors: Alan Britten

PCN/27 **MINUTES**

The minutes of the meeting held on 4 October 22 were approved as a correct record and signed by the Chairman.

PCN/28 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/21/1413 Councillor Ruth Fletcher declared a personal interest as she is a member of Denne Neighbourhood Council.

DC/21/2148 Councillor Claire Vickers declared a personal interest as she is a member of Southwater Parish Council, however she is not a representative on Southwater Parish Council Planning Committee.

PCN/29 **ANNOUNCEMENTS**

There were no announcements.

PCN/30 **APPEALS**

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

PCN/31 **DC/21/1413 TANBRIDGE RETAIL PARK, ALBION WAY, HORSHAM**

The Head of Development & Building Control reported that this application sought permission for the development of the site to provide a new retail food store (Class E) with associated car parking, access and landscaping.

The existing building comprising two adjoining retail units would be demolished and replaced with a single unit containing a modern foodstore building. The new

building would be located south of the existing building and closer to the roundabout junction of Worthing Road and Albion Way.

The application site known as Tanbridge Retail Park is located within the town centre boundary of Horsham, outside but adjacent to the Primary Shopping Area. The character of the immediate area is mixed with retail presence including Waitrose and John Lewis to the north and J Sainsbury's to the east.

It was recommended that the application be refused due to the building design and close proximity to the Worthing Road, lack of frontage, necessity of loss of existing tree planting and an unduly overly dominant building that would fail to integrate with the street scene.

Following publication of the report further information had been received on the water neutrality strategy and a change to proposed operating hours from 8pm to 10pm. 17 additional representations had been received in support of the application.

Members noted the planning history of the site.

The Neighbourhood Council objected to the proposal. 239 representations of support were received from individual households and 7 letters of objection.

The agent, applicant and one further speaker spoke in support of the application and the Neighbourhood Council spoke in objection.

Members discussed the amount of public support received to the proposal especially due to the current cost of living crisis. It was acknowledged that there were some significant design issues however Members considered the proposed development met many of the Council's policies. Traffic concerns were considered, however West Sussex County Highways had raised no objections.

Members also discussed retaining existing trees on the site and felt the design needed to be in keeping with the town. Some Members felt that the economic and community benefits of redeveloping this site outweighed the design concerns.

It was proposed and seconded to approve the application.

RESOLVED

That planning application DC/21/1413 be approved following the agreement of all conditions with the Chair, Vice Chair and Local Members for the following reason:

The benefits of the redevelopment of this important town centre site in respect of the economic and community benefits in this highly sustainable location outweigh the harm identified and accord with the HDPF taken as a whole.

PCN/32 **DC/19/2464 BERKELEY HOMES DEVELOPMENT SITE, WORTHING ROAD, SOUTHWATER**

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

This application was deferred at the 4 October Planning Committee to seek clarity on legal advice received by Horsham District Council on whether proposed water consumption could be offset on unbuilt homes. Approved permission would be subject to appropriate conditions and the completion of a Section 106 Legal Agreement.

Members were also reminded that since the 4 October Planning Committee the Council had endorsed the Facilitating Appropriate Development (FAD) for use as a non-statutory Planning Guidance document. This would be used to aid determination of applications in advance of the adoption of the new Local Plan. Since the application had been recommendation to committee in September 2020 it was deemed the development was still appropriate in line with the FAD.

Members noted the planning history of the application.

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

The agent spoke in support of the application.

Members discussed concerns that approval could set a precedent for offsetting in future applications. It was however acknowledged that Natural England did not oppose the application and calculations had demonstrated water neutrality was achievable. Members requested the developers to consider providing solar panels and it was agreed an informative note could encourage the developers to do this.

RESOLVED

That application DC/19/2464 be approved in accordance with Officer recommendation with conditions as stated in the report with an additional note to the applicant as follows:

The Council requests that the applicant considers introducing solar panels on the approved dwellings.

PCN/33 **DC/21/2148 WOODLANDS, WORTHING ROAD, HORSHAM**

The Head of Development & Building Control reported that this application sought approval for the erection of a two storey dwelling with associated landscaping, access drive and other works. The proposals include the demolition of an existing garage building and store.

The site comprises the rear garden to a detached bungalow known as Woodlands, located on the west side of Worthing Road, Southwater. It sits within the defined built-up area boundary of Southwater and the wider area is characterised by detached properties on relatively large plots fronting Worthing Road.

Members noted the planning history of the application.

The Parish Council objected to the proposal and 13 letters of objections were received from three different households. One letter of support had been received.

The agent and applicant spoke in support of the application. The Parish Council and one further speaker objected to the proposal.

Members were positive that the proposed property was sustainable and water neutral but felt the design was not in keeping with other neighbouring properties. Officers advised the current location of the proposal would have less impact on neighbouring properties and was considerably lower than previous designs.

It was proposed and seconded that the application be refused on design, this motion was lost.

RESOLVED

That application DC/21/2148 be approved in accordance with Officer recommendation, subject to completion of a Section 106 Legal Agreement to secure the Water Neutrality offsetting.

PCN/34 **DC/21/0761 BIRCHENBRIDGE HOUSE, BRIGHTON ROAD, MANNINGS HEATH, HORSHAM**

The Head of Development & Building Control reported that this application sought planning permission for the erection of a single dwelling house, independent access and a garage for Birchenbridge House. The proposals included the demolition of a pool house and storage building.

The application had returned to committee due to the new material consideration of water neutrality.

The site is located in the countryside outside of the Built up Area Boundary along Brighton Road (A281), close to the River Arun and between the built up areas of Horsham and Mannings Heath. Separation between these areas is formed by small fields bounded by hedgerows and woodlands.

Members noted the planning history of the site.

RESOLVED

That application DC/21/0761 be approved in accordance with Officer recommendation subject to the conditions set out in the report.

PCN/35 **DC/21/1235 FIELD PLACE ESTATE, BYFLEETS LANE. BROADBRIDGE HEATH**

The Head of Development & Building Control reported that this application sought permission (predominantly retrospective) for the creation of access and field gates onto Old Guildford Road (west); excavation of a lake, associated works and importation and deposit of soil and chalk.

The site comprises an agricultural field and adjacent lakes located in the rural area to the north of Broadbridge Heath and part of the Field Place Estate. Field Place is a Grade 1 Listed Building located to the south of Byfleets Lane.

The proposals included the retention of the gated vehicular access off Old Guildford Road, works to Lake 4 including silt removal and grading of banks for flood protection as well as additional works. Land has also been raised throughout Lake Field by 2 metres via depositing top soil and chalk to improve plant growth and reduce water flow for water management and flood protection.

The Council required bunds and hardstanding on the site to be removed as they were no longer part of the application. The majority of the work was now complete.

Members noted the planning history of the site.

9 letters of objection had been received from 9 households. Both Parish Councils objected to the proposals.

The applicant spoke in support of the application.

Members discussed the history associated with the site of retrospective permissions, enforcement issues and disregard to planning regulations. There was concern that insufficient information had been provided on drainage and ecological impacts. It was proposed and seconded to defer the decision for a future meeting.

RESOLVED

That DC/21/1235 be deferred to allow for further information on drainage and ecology to be submitted.

The meeting closed at 8.08 pm having commenced at 5.30 pm

CHAIRMAN