

Planning Committee (North)
6 DECEMBER 2022

Present: Councillors: John Milne (Chairman), Clive Trott (Vice-Chairman), Matthew Allen, Andrew Baldwin, Martin Boffey, Toni Bradnum, Karen Burgess, Peter Burgess, Christine Costin, Ruth Fletcher, Billy Greening, Tony Hogben, Liz Kitchen, Lynn Lambert, Richard Landeryou, Colin Minto, Christian Mitchell, Jon Olson, Louise Potter, Stuart Ritchie and Belinda Walters

Apologies: Councillors: Tony Bevis, Alan Britten, Gordon Lindsay, Tim Lloyd, Sam Raby, David Skipp, Ian Stannard, Claire Vickers and Tricia Youtan

PCN/36 **MINUTES**

The minutes of the meeting held on 1 November 22 were approved as a correct record and signed by the Chairman.

PCN/37 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/38 **ANNOUNCEMENTS**

There were no announcements.

PCN/39 **APPEALS**

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

PCN/40 **DC/21/2697 LAND AT SUMNERS POND, CHAPEL ROAD, BARNES GREEN.**

The Head of Development & Building Control reported that this application sought permission for the erection of 32 residential dwellings including 35% affordable housing, 6 commercial units (Class E) and one reception building with the creation of access and circulation routes, parking, landscaping, drainage and car parking. The applicant was seeking a phased development approach.

The site forms part of the Sumners Ponds Fishery and Campsite which is set in countryside surrounded by lakes and woodland. The site borders the Built up

Area Boundary of Barns Green which is a medium village and is within walking distance of the central amenities of Barns Green village.

Since the publication of the report the applicant had requested an amendment to Condition 42 changing delivery operating hours from 1800 to 2000 hours. Following internal consultation and advice from Environmental Health, Condition 42 and 43 will be aligned and operating hours will cease at 1800 hours Monday to Friday.

Members noted the planning history of the site.

The Parish Council had no objection in principle to the proposal. 38 letters of objection had been received from 14 different households and the Ramblers Association.

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

Members were positive about the proposal which had been identified as a site for development in the Neighbourhood Plan. It was felt the development would provide a good mix of housing to the area with a phased approach for the development.

Concern was raised over the diversion of the current Public Right of Way (PROW) and Officers advised that measures would be put in place as part of the 106 Legal Agreement to ensure a suitable alternative was provided.

RESOLVED

That application DC/21/2697 be approved in accordance with Officer recommendation subject to an amendment to condition 43 relating to delivery hours.

Resolution to Approve subject to a legal agreement to secure the affordable housing, water neutrality solution, phasing of development and re-alignment of the PROW with appropriate conditions as reported to include amendment to condition 43 (delivery hours) as follows:

Regulatory Condition: No deliveries shall be taken or dispatched from the site outside the following times:- 0800 hours and 1800 hours on Mondays to Fridays inclusive, 0900 hours and 1300 hours on Saturdays, and not on Sundays and Bank and Public Holidays.

Reason: In the interests of amenity and in accordance with policy 33 of the Horsham District Planning Framework 2015.

The meeting closed at 6.14 pm having commenced at 5.30 pm

CHAIRMAN