

Planning Committee (North)
7 FEBRUARY 2023

Present: Councillors: John Milne (Chairman), Tony Bevis, Martin Boffey, Toni Bradnum, Alan Britten, Karen Burgess, Peter Burgess, Ruth Fletcher, Billy Greening, Tony Hogben, Richard Landeryou, Colin Minto, Christian Mitchell, Jon Olson, Louise Potter, Sam Raby, Stuart Ritchie, David Skipp, Claire Vickers, Belinda Walters and Tricia Youtan

Apologies: Councillors: Matthew Allen, Andrew Baldwin, Christine Costin, Liz Kitchen, Gordon Lindsay, Tim Lloyd and Ian Stannard

Absent: Councillors: Clive Trott

PCN/48 **MINUTES**

The minutes of the meeting held on 10 January 2023 were approved as a correct record and signed by the Chairman.

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PCN/49 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/21/2873 Councillor Stuart Ritchie declared a personal & prejudicial interest as he had a close association with a neighbouring land owner. He withdrew from the meeting and did not take part in the debate or vote.

DC/22/1474 Councillor Billy Greening declared a personal interest as he had previously attended Roffey Football Club.

PCN/50 **ANNOUNCEMENTS**

There were no announcements.

PCN/51 **APPEALS**

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

PCN/52 **DC/21/2873 NOWHURST BUSINESS PARK, GUILDFORD ROAD, BROADBRIDGE HEATH**

The Head of Development & Building Control reported that this application sought to renew a previous Outline planning application DC/17/2131 which expired on 27 February 2022.

The application seeks renewed permission for the same quantum of development as the previous planning permission, for development of up to 26,942sqm (GIA) for E (g. iii) (industrial processes), B2 (general industrial) and B8 (storage and distribution) employment uses with ancillary offices, car parking, associated drainage works, landscaping and service yard areas. Permission would be subject to appropriate conditions and the completion of a Section 106 Legal Agreement.

The proposal was a resubmission of the previous permitted scheme with three changes, which were:

- i. That any permission has a duration of 5 years (instead of 3) to allow for sufficient time to secure development of the site in its entirety; and
- ii. Amendment to the night-time operating restrictions for Zone 1 only, at the site, to allow for activity on the external areas within this zone over the night-time period.
- ii. The previous proposal for Class B1c (light industrial) units has now been replaced with a proposal for Class E (g. iii) units in line with the national changes to the Use Class Order which was updated in September 2020.

The site is currently unused, but is a previous industrial and landfill site of around 11.1 hectares, with direct access off the A281. The principal activities on the site have historically taken place on the southernmost part of the site adjacent to Nowhurst Lane.

The southern boundary of the site is formed of close boarded fencing that immediately abuts Nowhurst Lane. Nowhurst Lane is rural in character, with a mix of cottage-style dwellings set along its northern side, and woodland to its southern side. The woodland includes public footpaths and a campsite. Two grade II listed buildings, Smithawe Farm and Old Strood, sit close to the south-eastern site boundary, separated from the site by a large bund set within woodland. A further grade II listed building, Farlington School, sits to the east of the site to the opposite side of the A281.

Members noted the planning history of the application.

The Parish Council objected to the proposal. 23 letters of objection had been received from 20 households.

The Parish Council and three additional speakers spoke in objection to the proposal and the applicant spoke in support.

Members acknowledged the concerns raised by local residents and the Parish Council. It was however considered that extensive conditions had been put in place to address these concerns and the Council were confident these could be

enforced. It was also noted that the site had been identified in the latest economic growth assessment as a necessary commercial area in the district for local economic growth.

Members discussed lighting, water neutrality and gating between zones on the site and the pre-existing gate at the site entrance. Clarity was also gained on protecting the local countryside with extensive bunds and planting around the edge of the site as well as noise management plan submission at each phase of occupation on the site.

Discussion considered the site not being easily reached by sustainable transport methods. Since April 2022 West Sussex County Council had a new Network Management Duty derived from Government where consideration was being given to re-allocate road space for walking or cycling. It was suggested that improvements could be made from the site eastwards and improved traffic enforcement along Strood Lane. It was suggested that additional provision of funds to facilitate this from the applicant could be explored.

It was therefore proposed and seconded for an alternative motion.

RESOLVED

That DC/21/2873 be delegated to the Head of Building & Development Control with a view to approval subject to consideration of the Network Management Duty guidance in consultation with West Sussex County Council and whether there should be additional provision of funds to facilitate sustainable access to the site and in consultation with Local Members.

PCN/53 **DC/22/2037 HONEYWOOD HOUSE, HORSHAM ROAD, ROWHOOK, HORSHAM**

The Head of Development & Building Control reported that this application sought full planning permission for the partial demolition and partial conversion of existing outbuildings to provide two residential dwellings. The proposal also included provision of car parking, amenity areas and landscaping.

The site is located to the east of Horsham Road and north of Rowhook and consists of a former manor house that has been converted into a nursing home and a number of detached outbuildings positioned to the west of the main building.

It is surrounded by flat open countryside with woodland positioned to the south-west and north of the existing buildings. The wider surroundings are characterised by sporadic residential and commercial development primarily set back from the public highway.

Members noted the planning history of the application. The application site had been subject to previous planning permission refusals for residential development and a recent appeal had been refused.

Since the publication of the report it was noted that paragraph 3.22 of the report related to Rudgwick Parish Council not Ruspur Parish Council and paragraph 6.20 of the report referred to a Draft Neighbourhood Plan and the Plan was approved.

The Parish Council raised no objection to the proposal. 20 letters of support were received (13 letters from households within the district and 7 letters from outside the District).

Three speakers spoke in support of the proposal.

Members acknowledged the importance of Care Home provision within the district, however the site was not allocated for housing and outside the Built-Up Area Boundary.

Members discussed the Management Plan submitted by the applicant which made reference to the proposed development addressing short and medium-term financial support for the Care Home. Insufficient information had however been provided to ensure long term viability of the Care Home with no appraisal of proposed income.

It was considered that even though Members wanted to support the application, a robust business case had not been provided. The current application had still not addressed its countryside location and poor access to nearby towns and services and the Conservation Officer had also advised in the report that the proposed design was not appropriate for a rural setting.

RESOLVED

That application DC/22/2037 be refused, in accordance with the officer recommendation, for the following reason:

The proposed development would be sited within an unsustainable location in the countryside, outside of a defined built-up area boundary, and on a site not allocated for housing development within the Horsham District Planning Framework, or a made Neighbourhood Plan. Furthermore, the proposed development is not essential to its countryside location. Notwithstanding the absence of a five-year land housing supply, and the provisions of the National Planning Policy Framework (2021) at paragraph 11(d), it is not considered that there are any material considerations in this instance which would outweigh harm arising from conflict with Policies 1, 2, 3, 4 and 26 of the Horsham District Planning Framework (2015).

The Head of Development & Building Control reported that this application sought planning permission for the erection of a canopy for standing spectators at Roffey Football Club, Horsham. The application site is located on land owned by Horsham District Council.

The application site is located on Bartholomew Way within the built-up area of Horsham, directly south of the A264. The complex comprises a clubhouse located to the north of the football club entrance and a football pitch to the east and one to the west. The proposed spectator stand would be set in front of mature trees and would be approximately 12.53 metres long , 2.09 metres deep and 2.1 metres high rising to a front elevation of 2.33 metres.

The site has an existing spectator stand DC/16/0592 located to the north of the site.

The Parish Council raised no objections to the proposal. During the initial consultation period, 3 letters were received from 3 separate addresses neither objecting nor supporting the proposal.

Members were in favour of the application, supportive of the Football Clubs future plans which were positive for the area and boosting the local economy.

Members were reassured that trees within the site would not be affected, substantial car parking was offered on site and parking stewarded on match days. It was recommended that the applicant should provide sufficient litter bins on the site.

RESOLVED

That application DC/22/1474 be approved in accordance with Officer recommendation, subject to an additional note to the applicant recommending the provision of litter bins on the site.

The meeting closed at 7.55 pm having commenced at 5.30 pm

CHAIRMAN