

Planning Committee (North)
4 JULY 2023

Present: Councillors: Peter van der Borgh (Chairman), Colette Blackburn, Martin Boffey, James Brookes, Len Ellis-Brown, Nigel Emery, Ruth Fletcher, Anthony Frankland, Nick Grant, Kasia Greenwood, Warwick Hellowell, Tony Hogben, Alex Jeffery, Liz Kitchen, Richard Landeryou, Dennis Livingstone, John Milne, Colin Minto, Jon Olson, Sam Raby, Jonathan Taylor and Mike Wood

Apologies: Councillors: Tony Bevis, Chris Franke, Jay Mercer, David Skipp, Clive Trott and Tricia Youtan

PCN/13 **MINUTES**

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

PCN/14 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/22/2229: Councillors Martin Boffey, Peter van der Borgh, Jon Olson and Nick Grant all declared a personal interest because they hold a paid membership to Leonardslee Gardens.

PCN/15 **ANNOUNCEMENTS**

There were no announcements.

PCN/16 **APPEALS**

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

PCN/17 **DC/22/1954 GREENWAY ACADEMY, GREENWAY, HORSHAM**

The Head of Development & Building Control reported that this application sought permission for the demolition of school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels, and landscaping.

The application site was located within the Built-up Area Boundary of Horsham approximately one kilometre northwest of Horsham Town Centre and to the north side of the public highway 'Greenway'.

There had been 35 representations objecting to the application, from 28 households, and seven in support.

Three members of the public spoke in objection to the application, and the applicant and the applicant's agent addressed the Committee in support of the proposal. A representative of the Neighbourhood Council raised some concerns regarding the application.

Members considered the consultees' responses and the officer's planning assessment. Members discussed raised issues such as privacy due to the proximity of the proposed building with homes, as well as the addition of a second floor to the school. Other concerns raised included the use of the facilities outside of school hours being disruptive and the new external play area being very close to homes. Members also discussed the need for enhanced infrastructure to encourage walking and cycling.

Following debate amendments to the recommended conditions were proposed and seconded. The motion was carried.

RESOLVED

That planning application DC/22/1954 be delegated for approval to the Head of Development, in consultation with local members. Subject to the conditions set out in the report and the following:

An amendment to Condition 20, with details to be approved prior to commencement and to clarify traffic routing within CEMP. To further consider cycle parking provision and the access pathway for cyclists and pedestrians. To draft a further condition requiring the submission of a management plan, to seek to reduce any impact on neighbours.

PCN/18 **DC/22/2229 LEONARDSLEE GARDENS, BRIGHTON ROAD, LOWER BEEDING**

The Head of Development & Building Control reported that this application sought part-retrospective permission for the construction of enlarged and rationalised existing car park and grassed enclosure for overflow car parking, to include tree planting, installation of new children's play area and relocation of chicken enclosure. Amendments would include changes to road layout within the site, with associated enlarged and enhanced landscape buffer and reinstatement of hedge to A281 boundary.

The application site was located south of Lower Beeding and to the north of Crabtree, running parallel to the east of Long Hill Road (A281), within the High Weald Area of Outstanding Natural Beauty, and included by Historic England on the Register of Parks and Gardens of Special Historic Interest at Grade I.

The Parish Council strongly objected to the application. There had been 12 letters of representation objecting to the application.

One member of the public spoke in objection to the application and the applicant addressed the Committee in support of the proposal.

Members considered the consultees' responses and the officer's planning assessment. Members discussed imposing conditions such as limiting the use of the site as car parking only, and only using the overflow car parking when the main car park was at full capacity.

In response to concerns of the local ward member, amendment to the recommendation to agree details reserved by conditions 10, 11, 15 in consultation with the local members was proposed and seconded. The motion was carried.

RESOLVED

That planning application DC/22/2229 be granted subject to the conditions as reported below.

To be approved in accordance with the officer recommendation subject to the following: the approval of details reserved by the conditions 10, 11 and 15 in consultation with local members.

PCN/19 **DC/23/0085 COOMBERS FARM, WIMLAND ROAD, FAYGATE**

The Head of Development & Building Control reported that this application sought permission for the demolition of the existing agricultural building and the erection of a detached 2-bed single storey residential dwelling.

The application site was located to the north of Faygate, broadly between Horsham and Crawley. The site is to the west of Wimland Road, outside of the designated built-up area boundary

The Parish Council raised no objection to the application, provided that the previous conditions are maintained.

Members considered the officer's planning assessment and in general supported the application.

RESOLVED

That planning application DC/23/0085 be granted in accordance with the officer recommendation.

PCN/20 **DC/23/0304 CEMETERY LODGE, GUILDFORD ROAD, HORSHAM**

The Head of Development & Building Control reported that this application sought permission for the removal of an existing shed and part demolition of an outbuilding in order to provide on-site parking. The application also proposed changes to fencing to alter the access and vehicular access from the Cemetery, together with the replacement of an existing window and the addition of a door.

The application site was located at Cemetery Lodge on Guildford Road in Horsham. The property comprises a two-storey detached dwelling, that sits at the entrance to Hills Cemetery in the northeast corner of the site. It is located within the built-up area of Horsham.

The Neighbourhood Parish Council objected to the application and raised concerns regarding refuse vehicle access to the site.

Members considered the officer's planning assessment and noted the Neighbourhood Councils concerns. Members discussed improvements to the access road to the east and north to improve accessibility to those with impaired mobility.

RESOLVED

That planning application DC/23/0304 be granted in accordance with the officer recommendation and the following:

The inclusion of an informative advising the applicant of the desirability of improving the access track to the east and north of the dwelling through the introduction of a hard surface such as to improve means of access to occupiers with impaired mobility.

PCN/21 **DC/23/0638 BEN'S FIELD, STAKERS LANE, SOUTHWATER, HORSHAM**

The Head of Development & Building Control reported that this application sought permission to install CCTV cameras at the proposed replacement Skate Park.

The application site was located at Stakers Lane, Southwater.

The Parish Council raised no objections.

Members considered the officer's planning assessment and were supportive of the proposal and raised no concerns.

RESOLVED

That planning application DC/23/0638 be approved in accordance with officer recommendation.

The meeting closed at 8.05 pm having commenced at 5.30 pm

CHAIRMAN