

**Planning Committee (North)**  
**5 DECEMBER 2023**

Present: Councillors: Peter van der Borgh (Chairman), Tony Bevis (Vice-Chairman), Colette Blackburn, James Brookes, Ruth Fletcher, Chris Franke, Anthony Frankland, Nick Grant, Kasia Greenwood, Warwick Hellowell, Tony Hogben, Alex Jeffery, Liz Kitchen, Richard Landeryou, John Milne, Colin Minto, Jon Olson, David Skipp, Clive Trott, Mike Wood and Tricia Youtan

Apologies: Councillors: Martin Boffey, Len Ellis-Brown, Nigel Emery, Jay Mercer, Sam Raby and Jonathan Taylor

PCN/52 **MINUTES**

The minutes of the meeting held on 7<sup>th</sup> of November 2023 were approved as a true record and signed by the Chairman.

PCN/53 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/21/2180- Councillor Colin Minto declared an interest on the basis that he knew the applicant.

PCN/54 **ANNOUNCEMENTS**

There were no announcements.

PCN/55 **APPEALS**

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

PCN/56 **DC/21/2180 - WOODFORDS, SHIPLEY ROAD, SOUTHWATER**

The Planning Officer reminded the committee that the site is located to the south of Southwater to the east of Shipley Road. The application was for 73 dwellings and the retention of an existing farmhouse building, associated public open space, landscaping, drainage and highway infrastructure works, including vehicular access from Shipley Road, with all matters reserved except for access.

This proposal was considered firstly at the planning committee held on the 4<sup>th</sup> of April and again on the 1<sup>st</sup> of August 2023, where there was a resolution to approve the application subject to the completion of the legal agreement. The

legal agreement has not been completed and the applicants have proposed an alternative water neutrality scheme.

At the time of the published report there were 49 representations objecting to the proposal. At the time of the planning committee held on the 5<sup>th</sup> of December an additional three representations of objection were received.

Since the publication of the report an objection from Southwater Parish Council was received.

One member of the public spoke in objection.

The applicant addressed the committee in support of the application.

Members discussed the proposed alternative water neutrality scheme, the developer's engagement and communication with the local community during consultation and the impact of this development on affordable housing needs of the District.

It was therefore proposed and seconded that the application be approved.

RESOLVED

That Planning Application DC/21/2180 be approved in accordance with Officer recommendation, subject to completion of Legal Agreements.

PCN/57 **DC/22/2257 - HORSHAM YMCA FOOTBALL CLUB, GORINGS MEAD, HORSHAM**

The Planning Officer reminded Members that this application was considered at the Planning Committee held on the 3<sup>rd</sup> of October 2023 where it was resolved that the application be deferred to consider the viability and the future of the club if the 3G pitch in respect of the provision of the 3G pitch and to consider methods for a less invasive means of providing the proposed retaining wall and to allow consideration and formulation of appropriate conditions should the application be approved. He explains that if Members vote to approve the application contrary to the officer's recommendation, that there must be a motion that demonstrates wholly exceptional reasons to justify the potential loss of or deterioration of the veteran ash tree.

Two members of the public spoke in objection to the application.

The applicant and one member of the public spoke in support of the application.

Since the application was heard at the October 5<sup>th</sup> committee meeting four additional neighbour letters were received. These comprised of two letters of support, one letter of objection and one letter of comment.

Forest Neighbourhood Council objected to the application.

Members discussed the application, and it was proposed and seconded that the application be approved as the proposed development demonstrated wholly exceptional reasons to justify the potential deterioration and/or loss of the veteran Ash tree, by reason of enabling the viability of a long-standing community facility and provision of significant new infrastructure to the benefit of the physical and mental health of the community, with appropriate compensatory measures secured.

RESOLVED

That Planning Application DC/22/2257 be approved contrary to the officer recommendation.

The decision was delegated to Head of Development and Building Control to approve planning permission subject to the agreement of the list of conditions in consultation with local members.

PCN/58 **DC/23/0460 MILL FARM, ITCHINGFIELD**

The Planning Officer briefed the committee on the application, which outlines the proposal for the demolition of an existing agricultural barn and the erection of a single two-storey dwelling.

Itchingfield Parish Council supported the application.

Members raised that the Fire Rescue service advised that the dwelling would be beyond the minimum distance from a fire hydrant required to serve a domestic premises. The Planning Officer responded that this was a building control matter.

It was therefore proposed and seconded that the application be approved.

RESOLVED

That application DC/23/0460 be approved in accordance with officer recommendation, subject to completion of a legal agreement.

*The meeting closed at 7.17 pm having commenced at 5.30 pm*

CHAIRMAN