

Planning Committee (North)
7 FEBRUARY 2017

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), John Bailey, Toni Bradnum, Peter Burgess, John Chidlow, Roy Cornell, Christine Costin, Leonard Crosbie, Jonathan Dancer, Matthew French, Billy Greening, Tony Hogben, Adrian Lee, Godfrey Newman, Brian O'Connell, Stuart Ritchie, David Skipp, Simon Torn, Claire Vickers and Tricia Youtan

Apologies: Councillors: Andrew Baldwin, Alan Britten, Christian Mitchell, Josh Murphy and Connor Relleen

PCN/83 **MINUTES**

The minutes of the meeting of the Committee held on 10th January 2017 were approved as a correct record and signed by the Chairman.

PCN/84 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/16/2506 - Councillor Christine Costin declared a Personal and Prejudicial interest as her family has interests in that area.

PCN/85 **ANNOUNCEMENTS**

There were no announcements.

PCN/86 **APPEALS**

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

PCN/87 **DC/16/2506 - PIRIES PLACE, HORSHAM (WARD: DENNE) APPLICANT: REEF ESTATES/ARCUS-PCD**

The Development Manager reported that this application sought full planning permission for the partial redevelopment of Piries Place to provide a five storey 92-bedroom hotel, a 237 seat three-screen cinema, refurbished office units, and a mix of retail, restaurant and drinking establishments. The application also proposed the refurbishment and extension of the public realm from the Carfax to the west through to Park Place to the east. Copnall Way would be widened to provide new loading bays and a shared cycle lane/footway. Cycle parking opposite Piries Place car park was also proposed. Buildings to the east of the site would be demolished to make way for the hotel, and the former Waitrose

would be extended to accommodate the cinema. Buildings on the west and south side of Piries place would be refurbished.

The application site was located in Horsham town centre, east of the Carfax. Piries Place was a triangular shaped square surrounded by retail and other commercial uses; all buildings facing the square were within the application site. The two access alleyways linking Piries Place to the Carfax, and the pedestrianised area abutting the multi-storey car park to the east were also part of the application site.

The two alleyways and one unit to the west (the restaurant/bar B52s) were within the Horsham Conservation Area. There were a number of Grade II listed buildings adjacent to the alleyways, four of which abutted the application site. The western half of the site was within a Site of Archaeological Importance. Piries Place was mostly two storey red brick and render retail units constructed circa 1990. The largest building on the site was the former Waitrose on the north side. Surrounding development was largely two storey, apart from the 4-5 storey Royal Sun Alliance office building opposite Copnall Way to the north.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Neighbourhood Council objected to the aspects of the application. Horsham Society objected to the proposal, and seven letters of objection had been received. One letter of support and two of comment had also been received. Two members of the public spoke in objection to the application and the applicant addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; design and appearance; landscaping; impact on heritage assets; impact on the amenity of neighbouring occupiers; and highways, including access, parking and servicing.

RESOLVED

That planning application DC/16/2506 be granted subject to conditions as reported with an additional condition to be added that removes development rights for aerials and other telecoms equipment on the roof of the hotel building and the completion of a legal agreement with condition 12 to be agreed with the local Members, and the remainder to be delegated to the Development Manager.

PCN/88 **DC/16/2700 - LAND SOUTH OF BROADBRIDGE HEATH LEISURE CENTRE, WICKHURST LANE, BROADBRIDGE HEATH (WARD: BROADBRIDGE HEATH) APPLICANT: MS ANNA CHEW**

The Development Manager reported that this application sought permission for the development of Broadbridge Heath sports facilities, including a single storey pavilion, three sports pitches, a skate park, vehicular and pedestrian accesses and landscaping. There would be works to level the ground, and adjacent to the new housing estate an eight metre wide tree planted buffer was proposed.

The proposal formed part of the requirement under the legal agreement attached to outline permission DC/09/2101 (residential development of Land South of Broadbridge Heath (Wickhurst Green)) for a pavilion, sports pitches and skate park. The legal agreement also required MUGAs, which had already been granted under permission under DC/16/1263.

Application DC/16/2272 for infrastructure including access points, stands and floodlighting to enable Broadbridge Heath Football Club to use the site had also been submitted for consideration by the Committee.

The application site was located on vacant land directly south of Broadbridge Leisure Centre and indoor Bowls Club, within the built-up area of Broadbridge Heath. The A24 slip road was to the east and the A281 link road to the south. A line of trees covered by a TPO sat on the northern boundary, beyond which was the Tesco car park.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council had not commented on the application. Eleven letters of objection and six of support had been received. Two members of the public addressed the Committee in support of the proposal. A representative of the Parish Council and a Member of Horsham District Council both spoke in support of the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; design and appearance; landscaping; drainage; access and parking.

RESOLVED

That planning application DC/16/2700 be granted subject to the conditions and reasons as reported.

PCN/89 **DC/16/2272 - BROADBRIDGE HEATH SPORTS CENTRE, WICKHURST LANE, BROADBRIDGE HEATH (WARD: BROADBRIDGE HEATH)**
APPLICANT: HORSHAM DISTRICT COUNCIL

The Development Manager reported that this application sought permission for the erection of a two covered stands accommodating 100 seated and 100 standing spectators and eight 15 metre high floodlights for use ancillary to the football pitches. The four floodlights on the southern side would use low glare technology. Perimeter fencing, spectator rail and turnstile adjacent to the pavilion were also proposed. There would be additional footpaths linking the area to the leisure centre.

A separate application for the development of Broadbridge Heath sports facilities, including a single storey pavilion, three sports pitches and a skate park were also being considered by the Committee.

The application site was located on vacant land directly south of Broadbridge Leisure Centre and indoor Bowls Club, west of the A24 within the built-up area of Broadbridge Heath. The housing to the east formed part of the wider redevelopment of this area.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council had not commented on the application. Twenty letters of objection and 34 letters of support, including one from Broadbridge Heath Joint User Group, had been received. The developers of the neighbouring development at Wickhurst Green had commented on the proposal. One member of the public spoke in objection to the application and two members of the public and the applicant addressed the Committee in support of the proposal. A representative of the Parish Council and a Member of Horsham District Council both spoke in support of the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; impact on parking and highways; and the effect of floodlighting and noise on the amenity of neighbouring occupiers.

RESOLVED

That planning application DC/16/2272 be granted subject to the conditions and reasons as reported.

PCN/90 **DC/16/2173 - BARN AT MAPLE HILL, NEWELLS LANE, LOWER BEEDING (WARD: NUTHURST) APPLICANT: MR TONY SHUMACHER**

The Development Manager reported that this application sought full planning permission to convert an existing hay barn and stable block in to a 2-bedroom dwelling. The proposal retained the existing building footprint with a number of external alterations.

It was proposed to incorporate the adjoining field as part of the residential curtilage with the existing post and rail fencing and hardstanding retained.

The application site was to the east of Newells Lane, outside of the designated built-up area of Lower Beeding.

Details of relevant government and council policies and the relevant Neighbourhood Plan, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected the application. Seven letters of support had been received. Two members of the public and the applicant addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; Character of the site and landscape character of the area; Amenities of the occupiers of adjoining properties; Existing Parking and Traffic Conditions.

Members considered the officer recommendation as set out in the report, however, Members were concerned that if the buildings were not converted, they would remain redundant and would not be used in the future. They considered that this application should be approved as there was no other foreseeable use for the buildings and that other similar barn conversions had been permitted in a close proximity to the site.

RESOLVED

That planning application DC/16/2173 be approved subject to relevant conditions to be delegated to the Development Manager in consultation with the local Member.

PCN/91 **DC/16/2668 - FARNBRAKES, CHURCH STREET, RUDGWICK (WARD: RUDGWICK) APPLICANT: CRANFOLD DEVELOPMENTS LTD.**

The Development Manager reported that this application sought consent for the demolition of an existing bungalow and the erection of a pair of two storey, semi-detached, 4-bedroom dwellings.

The application site was located on the eastern side of Church Street within the built-up area boundary of Rudgwick.

Details of relevant government and council policies, relevant planning history and the relevant Neighbourhood Plan, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected the application. Eight letters of objecting to the application had been received. Three members of the public spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; Character and Appearance; Impact on neighbouring amenities; Standard of accommodation.

RESOLVED

That planning application DC/16/2668 be granted subject to the conditions as set out in the officer's report.

PCN/92 **DC/16/2938 - HORSHAM PARK, NORTH STREET, HORSHAM (WARD: HORSHAM PARK) APPLICANT: MRS ANNA CHAPMAN**

The Development Manager reported that this application sought permission for the resurfacing of the four existing tennis courts, the replacement of existing fencing around the courts and the erection of floodlighting columns on the Southern side of Horsham Park.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected the application. Seven letters of support had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; Private and Visual Amenity.

RESOLVED

That planning application DC/16/2938 be approved subject to the conditions as set out in the officer's report.

PCN/93 **DC/16/2062 - MILLERS MEAD, NUTHURST STREET, NUTHURST (WARD: NUTHURST) APPLICANT: MR TINGEY**

The Development Manager reported that this application sought permission for the formation of a new vehicular access and associated hard-standing serving Millers Mead and the refurbishment of two existing vehicular accesses that serve land to the rear of Millers Mead.

The application site comprised a single storey dwelling on the eastern side of Nuthurst Street, a classified road, and adjoining land, in use as a paddock which extends to the rear of Winthrift, Micklethrift, Millers Mead and Meadcot.

Details of relevant government and council policies, relevant planning history and the relevant Neighbourhood Plan, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected the application. 24 letters objecting to the application had been received. Three members of the public spoke in objection to the application A representative of the Parish Council spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; Visual Amenity; Neighbouring Amenity; highways impact.

Members considered the officer recommendation as set out in the report, however, Members were concerned about the harmful impact of the crossovers on the rural amenity of the area which they felt was contrary to the Neighbourhood Plan.

RESOLVED

That outline consent for planning application DC/16/2062 be refused for the following reason:

The proposed development would cause harm to the character and appearance of the streetscene by virtue of an urbanising effect of the proliferation of crossovers within this part of the streetscene and as such would be contrary to the Nuthurst Neighbourhood Plan 2015 - 2031 and Policy 26 of the HDPF.

The meeting closed at 8.38 pm having commenced at 6.00 pm

CHAIRMAN