

Planning Committee (North)
9 MAY 2017

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), John Bailey, Andrew Baldwin, Toni Bradnum, Alan Britten, Peter Burgess, John Chidlow, Christine Costin, Leonard Crosbie, Matthew French, Billy Greening, Tony Hogben, Christian Mitchell, Godfrey Newman, Stuart Ritchie and David Skipp

Apologies: Councillors: Roy Cornell, Jonathan Dancer, Adrian Lee, Josh Murphy, Brian O'Connell, Connor Relleen, Simon Torn, Claire Vickers and Tricia Youtan

PCN/122 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/17/0445 – Councillor Tony Hogben declared a personal and prejudicial interest because he was the applicant. He withdrew from the meeting and took no part in the determination of the application.

PCN/123 **ANNOUNCEMENTS**

There were no announcements.

PCN/124 **APPEALS**

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

PCN/125 **DC/17/0445 - MORRISWOOD, OLD HOLBROOK, HORSHAM**
(WARD: HOLBROOK WEST) APPLICANT: MR T HOGBEN

The Head of Development reported that this application sought permission for the change of use of an internal swimming pool building, including changing facilities, to allow private swimming lessons. An area of hardstanding to the east and north of the building would be used for parking.

The proposed swimming lessons would be for up to six people and take place between 9:30am and 7:00pm Monday to Friday, 8:30am to 4:30pm on Saturday, with no lessons on Sundays or Bank Holidays. Lessons would be primarily for school children, with specialist courses taking place outside term time.

The application site was located in the countryside on the western side of Old Holbrook Road in an area of sporadic development approximately one kilometre north of the A264 and the built-up area of Horsham.

The single storey L-shaped swimming pool building was attached to Morriswood, a two storey dwelling, and there were also outbuildings and a tennis court on the site, which was surrounded by agricultural land. Access was from Old Holbrook Road.

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 raised no objection to the application, subject to the installation of a passing place and repairs to the highway surface. The Local Member supported the application. Sixty-seven letters of support and two of objection had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principal of the development; its impact on highways; and its impact on the occupiers of neighbouring residents. It was noted that the Highways Authority raised no objection.

Members were advised that Condition 4, as printed in the report, should be amended so that the hours of commercial use of the pool are extended to 7pm Monday to Friday instead of 6pm.

RESOLVED

That planning application DC/17/0445 be granted, subject to the conditions as reported, with Condition 4 amended to:

The use of the swimming pool for commercial purposes shall only take place between the hours of 09:30 to **19:00** on Monday to Friday; 08:30 to 16:30 on Saturday; and not at any time on Sundays or on Bank or Public Holidays.

PCN/126 **DC/16/2671 - 1 MILL COTTAGES, WARNHAM ROAD, HORSHAM (WARD: HOLBROOK WEST) APPLICANT: HORSHAM DISTRICT COUNCIL**

The Head of Development reported that this application sought permission for a new 2.4 metre wide vehicle access onto Warnham Road, to provide on-site parking and turning space. A number of apple trees on the site would need to be felled. Application DC/16/2672, a matching proposal for the adjoining property 2 Mill Cottages, was also considered by the Committee.

The application site was located outside the built-up area adjoining Warnham Nature Reserve, on the north side of Warnham Road opposite Rookwood Golf Course. There was significant vegetation along the road and to the rear of the site, which comprised one of a pair of semi-detached houses in modest plots.

The nearest street parking was approximately 50 metres away and there was no off-street parking available on the site.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. The response from the Highways Authority, as contained within the report, was considered by the Committee.

The Neighbourhood Council raised no objection to the application. The Horsham Society raised no objection but raised concerns regarding the removal of trees.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: character and appearance; highways impact; and neighbouring amenity. It was noted that amendments had been made to the visibility splays and internal layout to address concerns raised by the Highways Authority. It was also noted that Condition 5 required a landscaping scheme to include replacement planting.

RESOLVED

That planning application DC/16/2671 be granted subject to the conditions and reasons as reported.

PCN/127 **DC/16/2672 - 2 MILL COTTAGES, WARNHAM ROAD, HORSHAM (WARD: HOLBROOK WEST) APPLICANT: HORSHAM DISTRICT COUNCIL**

The Head of Development reported that this application sought permission for a new 2.5 metre wide vehicle access onto Warnham Road with a splayed fence line, to provide on-site parking and turning space. A number of apple trees on the site would need to be felled. Application DC/16/2671, a matching proposal for the adjoining property 1 Mill Cottages, was also considered by the Committee.

The application site was located outside the built-up area adjoining Warnham Nature Reserve, on the north side of Warnham Road opposite Rookwood Golf Course. There was significant vegetation along the road and to the rear of the site, which comprised one of a pair of semi-detached houses in modest plots. The nearest street parking was approximately 50 metres away and there was no off-street parking available on the site.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. The response from the Highways Authority, as contained within the report, was considered by the Committee.

The Neighbourhood Council raised no objection to the application. The Horsham Society raised no objection but raised concerns regarding the removal of trees.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: character and appearance; highways impact; and neighbouring amenity. It was noted that amendments had been made to the visibility splays and internal layout to address concerns raised by the Highways Authority. It was also noted that Condition 5 required a landscaping scheme to include replacement planting.

RESOLVED

That planning application DC/16/2672 be granted subject to the conditions and reasons as reported.

The meeting closed at 6.15 pm having commenced at 6.00 pm

CHAIRMAN