



Email: [committeeservices@horsham.gov.uk](mailto:committeeservices@horsham.gov.uk)  
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# Planning Committee (North)

Tuesday, 9th May, 2017 at 6.00 pm  
Conference Room, Parkside, Chart Way, Horsham

Councillors:

Liz Kitchen (Chairman)	
Karen Burgess (Vice-Chairman)	
John Bailey	Tony Hogben
Andrew Baldwin	Adrian Lee
Toni Bradnum	Christian Mitchell
Alan Britten	Josh Murphy
Peter Burgess	Godfrey Newman
John Chidlow	Brian O'Connell
Roy Cornell	Connor Relleen
Christine Costin	Stuart Ritchie
Leonard Crosbie	David Skipp
Jonathan Dancer	Simon Torn
Matthew French	Claire Vickers
Billy Greening	Tricia Youtan

You are summoned to the meeting to transact the following business

Tom Crowley  
Chief Executive

## Agenda

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Page No.

1. **Apologies for absence**
2. **Declarations of Members' Interests**  
To receive any declarations of interest from Members of the Committee
3. **Announcements**  
To receive any announcements from the Chairman of the Committee or the Chief Executive

To consider the following reports of the Head of Development and to take such action thereon as may be necessary:

4. **Appeals** 3 - 4

Applications for determination by Committee:

5. **DC/17/0445 - Morriswood, Old Holbrook, Horsham (Ward: Holbrook West)** 5 - 12  
**Applicant: Mr T Hogben**
6. **DC/16/2671 - 1 Mill Cottages, Warnham Road, Horsham** 13 - 18  
**(Ward: Holbrook West) Applicant: Horsham District Council**
7. **DC/16/2672 - 2 Mill Cottages, Warnham Road, Horsham** 19 - 24  
**(Ward: Holbrook West) Applicant: Horsham District Council**

8. **Urgent Business**

Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as urgent because of the special circumstances

## Planning Committee (North)

Date: 9<sup>th</sup> May 2017



**Horsham  
District  
Council**

Report by the Head of Development: APPEALS  
Report run from 23/03/2017 to 25/04/2017

### 1. Appeals Lodged

I have received notice from the Department of Communities and Local Government that the following appeals have been lodged:-

Ref No.	Site	Date Lodged	Officer Recommendation	Committee Resolution
DC/17/0229	12 Cedar Close Horsham West Sussex RH12 2BN	24 <sup>th</sup> April 2017	Non Determination	

### 2. Live Appeals

I have received notice from the Department of Communities and Local Government that the following appeals are now in progress:

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/16/1490	Fairlee Cottage Bucks Green Rudgwick Horsham West Sussex RH12 3JE	Public Inquiry	27 <sup>th</sup> March 2017	Refuse	Refuse
EN/15/0232	1 Lucas Road Warnham Horsham West Sussex RH12 3RG	Written Reps	13 <sup>th</sup> April 2017	Enf Notice	
DC/15/1888	Demolished Twigs Bashurst Hill Itchingfield West Sussex	Written Reps	29 <sup>th</sup> March 2017	Permit	Permit
DC/16/2017	1 Bensons Farm Cottages Wimland Road Faygate Horsham West Sussex RH12 4SS	Written Reps	11 <sup>th</sup> April 2017	Refuse	
DC/16/2200	Gate Lodge Stane Street Slinfold Horsham West Sussex RH13 0RE	Written Reps	18 <sup>th</sup> April 2017	Refuse	Refuse

### 3. Appeal Decisions

I have received notice from the Department of Communities and Local Government that the following appeals have been determined:-

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/16/2191	Littlehaven Cottage Rusper Road Horsham West Sussex RH12 5QW	Fast Track	Dismissed	Refuse	



**Horsham  
District  
Council**

# **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee North

**BY:** Head of Development

**DATE:** 9 May 2017

**DEVELOPMENT:** Use of an existing swimming pool and changing rooms for a mixture of private and commercial purposes and use of associated land for ancillary parking

**SITE:** Morriswood Old Holbrook Horsham West Sussex

**WARD:** Holbrook West

**APPLICATION:** DC/17/0445

**APPLICANT:** Mr T Hogben

**REASON FOR INCLUSION ON THE AGENDA:** The application has been made by a Member

**RECOMMENDATION:** To grant planning permission subject to conditions

## **1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

### DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks the change of use of an existing internal swimming pool building, including associated changing facilities, to allow private swimming lessons. An existing area of hardstanding to the east and north of the building would be used for parking and circulation in conjunction with the private swimming lessons.
- 1.2 The Design and Access Statement advises that swimming lessons would be undertaken between 09:30 – 18:00 Monday to Friday, 08:30 to 16:30 on a Saturday, with no lessons on Sundays or Bank Holidays. Whilst the commercial use of the pool would primarily focus on lessons for school children, outside of term time the swimming pool would be used for specialist courses, such as private scuba diving lessons, adult swimming lessons and parent and baby groups. The size of the swimming pool would limit its use to no more than 6 persons at any one time. Outside of the above times the swimming pool would continue to be used in connection with the residential use of the site.

### DESCRIPTION OF THE SITE

- 1.3 The site forms part of the residential property known as Morriswood, which is situated on the western side of Old Holbrook Road. It sits amongst sporadic development north of the A264 and the nearby settlement of Horsham.

- 1.4 The site comprises a two storey dwelling (including an attached single storey swimming pool building) together with various single storey outbuildings and a tennis court. The swimming pool building, which is the subject of this application, is L-shaped in plan-view and adjoins the southern and western elevations of the dwelling. A portion of the building provides a swimming pool together with associated changing rooms that are currently used for private purposes and ancillary to the established residential use of the site. In terms of adjoining land uses, the site is bounded on all sides by undeveloped land which appears to be in agricultural use.
- 1.5 The site has a single existing vehicular access from Old Holbrook Road, which serves as a principal route between Horsham and smaller settlements to the north. The site lies approximately 1km north of the A264.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**

NPPF1 – Building a strong, competitive economy  
 NPPF3 – Supporting a prosperous rural economy  
 NPPF 7 – Requiring good design  
 NPPF11 – Conserving and enhancing the natural environment  
 NPPF14 – Presumption in favour of sustainable development

### RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 – Strategic Policy: Sustainable Development  
 Policy 2 – Strategic Policy: Strategic Development  
 Policy 3 – Strategic Policy: Development Hierarchy  
 Policy 7 – Strategic Policy: Economic Growth  
 Policy 9 – Employment Development  
 Policy 10 – Rural Economic Development  
 Policy 24 – Strategic Policy: Environmental Protection  
 Policy 25 – Strategic Policy: The Natural Environment and Landscape Character  
 Policy 26 – Strategic Policy: Countryside Protection  
 Policy 32 – Strategic Policy – The Quality of New Development  
 Policy 33 – Development Principles  
 Policy 40 – Sustainable Transport  
 Policy 41 – Parking  
 Policy 42 – Inclusive Communities  
 Policy 43 – Community Facilities, Leisure and Recreation

### RELEVANT NEIGHBOURHOOD PLAN

- 2.4 There is no 'made' plan for North Horsham.

### PLANNING HISTORY AND RELEVANT APPLICATIONS

HR/153/71	Construction of new vehicular access and drive	Application Permitted on 16.08.1971
HR/15/74	Building to cover swimming pool	Application Permitted

		on 05.03.1974
HR/122/80	Demolition of swimming pool, pump house and garage and rebuilding them	Application Permitted on 10.07.1980
NH/58/96	Construction of a sand school	Application Permitted on 15.07.1996
DC/08/1418	2-storey and single storey extensions and open porch	Application Permitted on 24.09.2008
DC/16/0996	Conversion of existing annex to ancillary residential accommodation	Application Permitted on 05.08.2016

2.5 Of relevance to this proposal is application ref: DC/15/1057, where planning permission was granted on appeal for the mixed domestic and commercial use of a private swimming pool to create a swimming school for children (Beedinglee, Brighton Road, Lower Beeding). As part of the appeal decision on this site the Inspector found that the use would provide a significant benefit to the community with the nature of the use causing no harm to the wider countryside setting, neighbouring amenity or highway safety.

### 3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk).

#### INTERNAL CONSULTATIONS

3.2 Public Health and Licensing: No adverse comments.

3.3 Access and Equalities Advisor: There is not enough information to make comments on the accessibility of the site. Concerns have been raised in relation to the availability of accessible parking, level access into the venue and facilities to support people with mobility issues into the venue and into the water, the lack of accessible toilets and doors that open inwards which in an event of an emergency may not be able to be opened easily.

#### OUTSIDE AGENCIES

3.4 WSCC Highways: No objection.

3.5 Parish Council: No objection, subject to repairs to potholes in the highway surface and installation of a passing place.

#### COUNCILLOR COMMENTS

3.6 Councillor Peter Burgess: Supports the application

#### PUBLIC CONSULTATIONS

3.7 67 representations have been received supporting the application for the following reasons:-

- High standard of facilities and well maintained
- Warmer water than 'normal' pools
- Quiet environment

- Positive benefit to the Horsham community
- Lack of swimming facilities in the area
- Sufficient off-road parking
- Ease of getting to the venue

3.8 2 representations have been received objecting to the application for the following reasons:-

- Further deterioration of road surface and verges
- Increase in the number of vehicles using Old Holbrook
- No speed restrictions or footpaths on Old Holbrook
- Poor access onto A264
- Highway safety concerns as lane is used for dog walking
- Additional traffic disruptive to neighbouring properties

#### **4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS**

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

#### **5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER**

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

#### **6. PLANNING ASSESSMENTS**

6.1 The main issues in the consideration of the application are:-

- Principle of development
- Impact on highways
- Impact on occupiers of neighbouring properties

##### Principle of development

6.2 The application site is outside of the defined built-up area boundary where the countryside protection policies of the HDPF apply. Policy 26 of the HDPF states that outside built-up area boundaries the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and fulfil one of a number of criteria. Development should not lead to a significant increase in the overall level of activity in the countryside and should protect the characteristics of the landscape in which it is located.

6.3 The application relates to an existing swimming pool, which comprises an indoor facility of limited size and depth. The proposal would not result in any change to the external appearance of the building and would meet a potential need of young children in the local community, therefore helping to create a socially inclusive and adaptable environment.

6.4 The proposal would result in an increased level of activity within the countryside, with the Design & Access Statement advising that, due to the pool size, classes would be limited to a maximum of 6 persons at any one time, with each lesson supervised by a single teacher. The proposal, on the basis of half hourly lessons, would therefore result in a maximum of 14 in-out vehicle movements per hour. While this represents an increase in the level of



activity on the site it is not considered to be of any particular significance, particularly given there would be no harm of the landscape character of the area. As such, it is considered that the proposal would not lead to a significant increase in the level of activity in the countryside and would accord with policies 26, 42 and 43 of the HDPF.

#### Impact on highways

- 6.5 The Highway Authority has advised that the existing access to the site is satisfactory with good visibility obtainable in both directions. The increase in vehicular movements to the site would not therefore be expected to create a highway safety hazard. The proposed layout plan indicates sufficient on-site parking to accommodate the required number of vehicles, and no displaced parking would be expected.
- 6.6 It is noted that Highways have advised that the creating of passing places close to the site access would be beneficial. However, as vehicle movements created by the proposal would be low, as acknowledged by Highways, it is not considered that the creation of passing places would be necessary in order to facilitate the proposed use. Similarly, the repair of potholes (as raised by the Parish Council) could not be secured as part of this, unrelated, planning application.
- 6.10 It is therefore considered that the proposed development would not lead to impacts upon the highway that could be considered severe, and there is no conflict with policy 40 of the HDPF.

#### Impact on neighbouring amenity

- 6.4 The pool building and parking area are located some 135 metres from the boundary of the nearest neighbouring property, with the pool attached to the rear of the applicant's property and the car parking to the front. It is considered that due to the distance between the pool building and boundary, the proposal in terms of its use would not adversely affect the living conditions of neighbouring properties. The Council's Public Health and Licensing Officer has considered the proposal and has raised no objection with regards to noise or disturbance. It is therefore considered that the development would not harm the living conditions of surrounding occupiers or the appearance of the site or the surrounding area. It these respects, it would accord with HDPF Policy 33.

#### Conclusions

- 6.12 The proposal would not result in any change to the appearance of the building, and parking would be provided within the immediate environs of the property. While there would be an increase in the level of activity through the use of the pool it would not be so significant as to result in harm to the character of the building or the wider rural character of the surroundings. The proposal makes provision for on-site parking with the separation from adjoining properties sufficient to prevent any harm.

## **7. RECOMMENDATIONS**

7.1 It is recommended that planning permission be granted subject to the following conditions:

1. A list of the approved plans.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. The swimming pool shall not be used for commercial purposes until the car parking spaces have been provided in accordance with the hereby approved layout plan submitted 5 April 2017. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 41 of the Horsham District Planning Framework (2015).

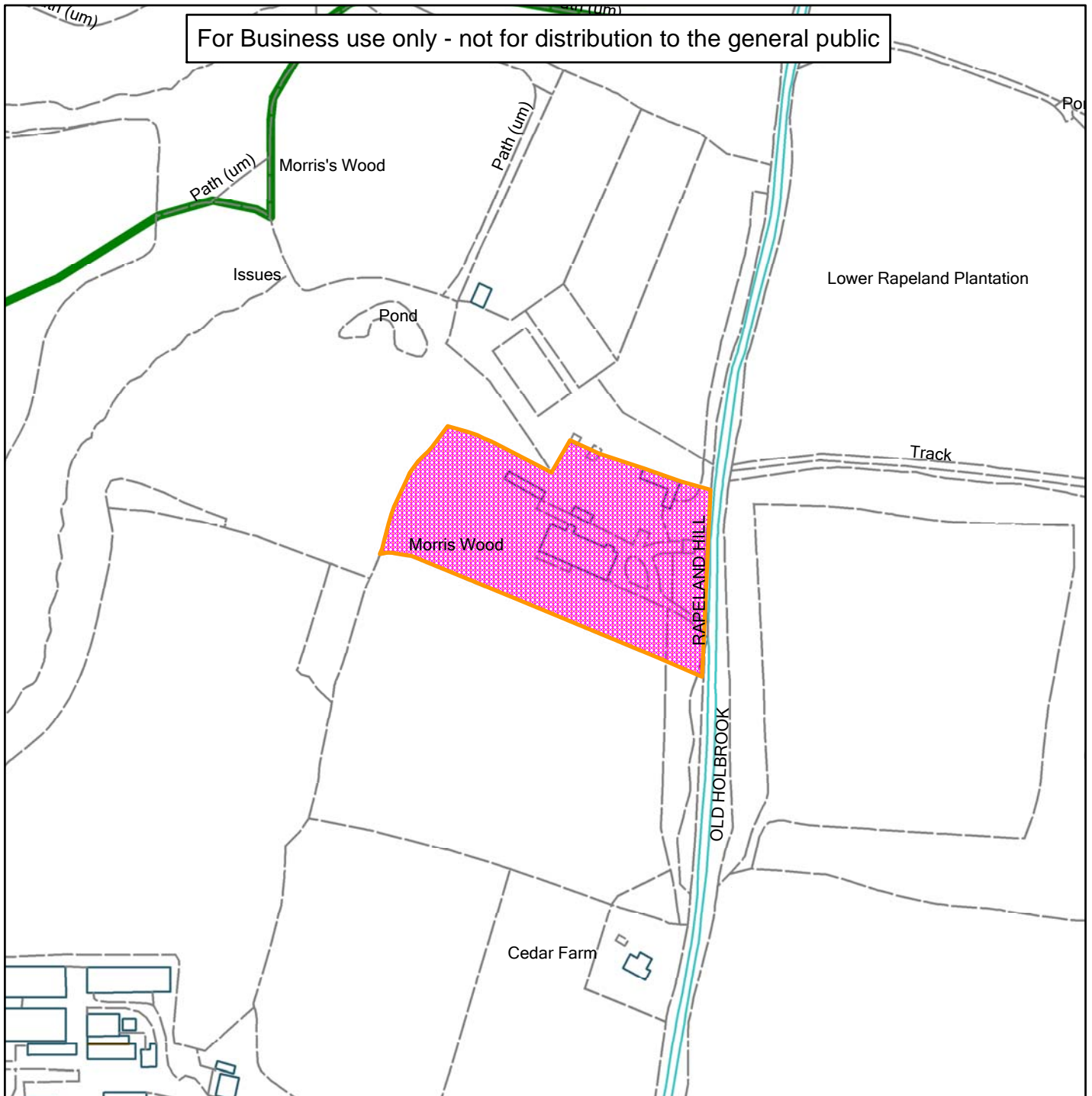
4. The use of the swimming pool for commercial purposes shall only take place between the hours of 09:30 to 18:00 on Monday to Friday; 08:30 to 16:30 on Saturday; and not at any time on Sundays or on Bank or Public Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/17/0445



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Organisation	Horsham District Council
Department	
Comments	Morriswood
Date	26/04/2017
SA Number	100023865

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**Horsham  
District  
Council**

## **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee North  
**BY:** Head of Development  
**DATE:** 9 May 2017  
**DEVELOPMENT:** Construction of a new vehicle access 2.4m wide in the front boundary fence and construction of a crossover on to the Public Highway  
**SITE:** 1 Mill Cottages Warnham Road Horsham West Sussex  
**WARD:** Holbrook West  
**APPLICATION:** DC/16/2671  
**APPLICANT:** Horsham District Council

**REASON FOR INCLUSION ON THE AGENDA:** The applicant is Horsham District Council

**RECOMMENDATION:** Grant planning permission subject to conditions

### **1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

#### DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks planning permission for the formation of a new vehicular access onto Warnham Road. The proposed layout would provide on-site parking and turning space in association with the residential use of 1 Mill Cottages. To facilitate the hardstanding a number of apple trees within the curtilage of the site would be felled. The proposal requires planning permission as Warnham Road is a classified highway.
- 1.2 An accompanying application for a matching proposal at 2 Mill Cottages, the adjoining property within the pair, has been submitted under reference DC/16/2672. This accompanying application is also included on this Agenda.

#### DESCRIPTION OF THE SITE

- 1.3 The application site comprises one half of a pair of semi-detached dwellinghouses that occupy modest plots on the northern side of Warnham Road. The site is outside of any built-up area boundary adjoining the southern edge of the Warnham Nature Reserve. The site does not benefit from any on-site parking, with the nearest street parking approximately 50 metres to the south.
- 1.4 Significant to its location, on the edge of the Nature Reserve, the road and its immediate surroundings have a high proportion of vegetation along both sides of the highway and bounding the property to the rear giving it an attractive backdrop. Opposite the site is Rookwood Golf course.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**  
NPPF 7 – Requiring Good Design  
NPPF 14 – Presumption in favour of Sustainable Development

### RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**  
HDPF 25 - The Natural Environment  
HDPF 26 - Countryside Protection  
HDPF 32 - Strategic Policy: The Quality of New Development  
HDPF 33 - Development Principles  
HDPF 40 - Transport and Access

### RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Denne Neighbourhood Council is part of the Horsham Blueprint Neighbourhood Forum, for which there is no 'made' plan.

### PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.5 There is no previous or relevant planning history for the site

## 3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk).

### INTERNAL CONSULTATIONS

- 3.2 None received.

### OUTSIDE AGENCIES

- 3.3 WSCC Highways Authority: No objection. Following amendments the proposal would not have a severe impact on the operation of the highway network, therefore is not contrary to the NPPF (para 32), and that there are no transport grounds to resist the proposal; subject to conditions and an informative advising the applicant to obtain formal approval of the Highway Licensing Team to authorise works on the public highway and tree removal.
- 3.4 Denne Neighbourhood Council: No objection.

### PUBLIC CONSULTATIONS

- 3.5 The Horsham Society: No objection in principle, but object to the loss of apple trees in the front garden and replacements should be sourced.

#### **4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS**

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

#### **5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER**

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

#### **6. PLANNING ASSESSMENTS**

- 6.1 The main issues in the determination of this planning application are the principle of the development, the impact on visual amenity, neighbouring amenity and highways issues.

##### Character and appearance

- 6.2 The existing frontage of the site comprises low level timber fencing with intermittent vegetation above. The creation of an access point within this frontage would not appear incongruous with the surroundings, with a number of similar crossovers visible in the vicinity of the site. It is noted that concern has been raised regarding the loss of apple trees within the application site. These trees are not formally protected and as such refusal of the application due to the loss of this planting would not be warranted. A condition is recommended to secure a landscaping scheme for the site, and this would include the need for replacement planting and means of enclosure. It is considered, subject to this condition, that the proposal would preserve the prevailing character and appearance of the street and wider semi-rural area, and complies with policies 25, 32 and 33 of the HDPF.
- 6.3 The new crossover would provide vehicular access to off-street parking associated with the residential use of 1 Mill Cottages. The proposal is associated with an existing use and would not lead to a significant increase in the overall level of activity. It is not therefore considered to represent a form of development which is inappropriate to the countryside location and there is no conflict with policy 26 of the HDPF.

##### Highways Impact

- 6.4 Warnham Road is a classified highway and subject to a speed limit of 30 mph. There is a change in speed limit (to the national speed limit) 52 metres to the west and vehicles in the vicinity of the site are therefore either accelerating or decelerating to and from speed limits.
- 6.5 As originally submitted the Highway Authority raised a number of key concerns relating to the proposed visibility splays, as vehicles would most likely be exceeding the 30mph speed limit; and on-site turning arrangements. In response to these concerns the applicant has undertaken a speed survey to inform revised visibility splays and proposed a new site layout which would allow for vehicles to enter and leave the site in a forward gear.
- 6.6 The Highway Authority has raised no objections to the amended proposals, which would not be expected to have an adverse impact on the surrounding highway network. The creation of on-site parking would be of benefit to future residents and would also reduce the need for parking on the public highway. On this basis the proposal is considered to accord with policy 40 of the HDPF.

### Impact on neighbouring amenity

- 6.7 The proposal does not entail or facilitate a change of use of any part of the site and there would not be a material increase in vehicular movements associated with this use. The proposal would not therefore be expected to result in harmful levels of noise or disturbance for adjoining residents, it is noted that No2 to the west has a separate application pending (re: DC/16/2672) to form a vehicular access. The proposal is therefore considered to comply with policy 33 of the HDPF.

## **7. RECOMMENDATIONS**

- 7.1 That the application is approved subject to the following conditions;

1 A list of the approved plans

- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Occupation Condition:** The use of the hereby approved parking area shall not commence until the vehicle turning area has been constructed in accordance with the approved plans. This space shall thereafter be retained at all times, and in accordance with the approved plans, for its designated use.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** Prior to the first use of the hereby approved vehicular access the visibility splays of 2.4 x 70 metres shall be provided at the point of access onto Warnham Road. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metres above adjoining carriage level.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

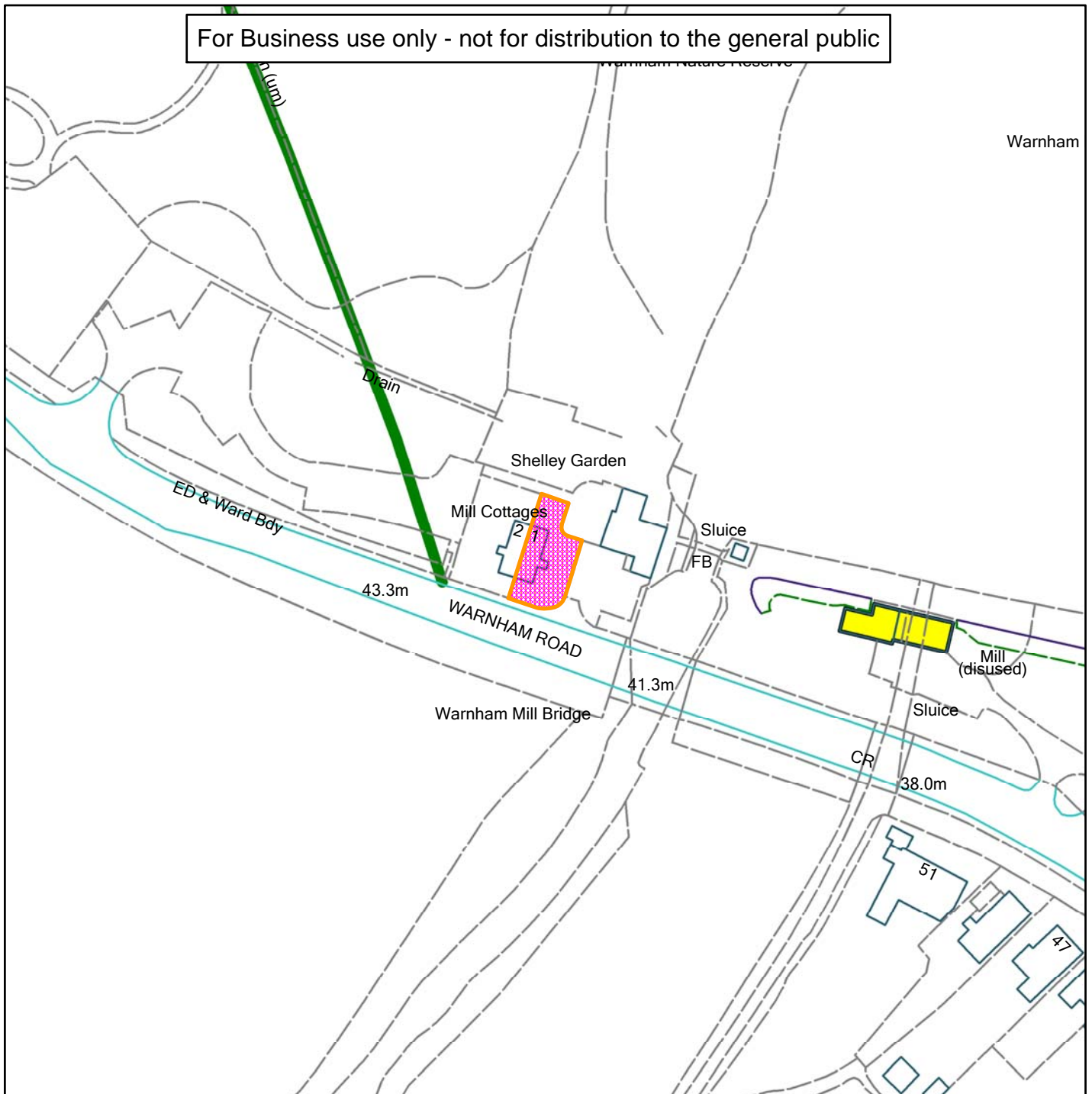
- 5 **Pre-Occupation Condition:** The hereby approved vehicular access shall not be brought into use until details of landscaping works, which shall include details of replacement planting and means of enclosure to the front boundary, shall be submitted to, and approved in writing by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the approval of the landscaping scheme. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning





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Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	1 Mill Cottages
Date	26/04/2017
MSA Number	100023865

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**Horsham  
District  
Council**

## **PLANNING COMMITTEE REPORT**

**TO:** Planning Committee North

**BY:** Head of Development

**DATE:** 9 May 2017

**DEVELOPMENT:** Construction of a new vehicle access 2.5m wide in the front boundary with a 1 metre x 1 metre splayed fence line from the footpath and construction of a crossover on to the Public Highway

**SITE:** 2 Mill Cottages Warnham Road Horsham West Sussex

**WARD:** Holbrook West

**APPLICATION:** DC/16/2672

**APPLICANT:** Horsham District Council

**REASON FOR INCLUSION ON THE AGENDA:** The applicant is Horsham District Council

**RECOMMENDATION:** Grant planning permission subject to conditions

### **1. THE PURPOSE OF THIS REPORT**

To consider the planning application.

#### DESCRIPTION OF THE APPLICATION

- 1.1 The application seeks planning permission for the formation of a new vehicular access onto Warnham Road. The proposed layout would provide on-site parking and turning space in association with the residential use of 2 Mill Cottages. To facilitate the hardstanding a number of apple trees within the curtilage of the site would be felled. The proposal requires planning permission as Warnham Road is a classified highway.
- 1.2 An accompanying application for a matching proposal at 1 Mill Cottages, the adjoining property within the pair, has been submitted under reference DC/16/2671. This accompanying application is also included on this Agenda.

#### DESCRIPTION OF THE SITE

- 1.3 The application site comprises one half of a pair of semi-detached dwellinghouses that occupy modest plots on the northern side of Warnham Road. The site is outside of any built-up area boundary adjoining the southern edge of the Warnham Nature Reserve. The site does not benefit from any on-site parking, with the nearest street parking approximately 50 metres to the south.
- 1.4 Significant to its location, on the edge of the Nature Reserve, the road and its immediate surroundings have a high proportion of vegetation along both sides of the highway and bounding the property to the rear giving it an attractive backdrop. Opposite the site is Rookwood Golf course.

## 2. INTRODUCTION

### STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

### RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**  
NPPF 7 – Requiring Good Design  
NPPF 14 – Presumption in favour of Sustainable Development

### RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**  
HDPF 25 - The Natural Environment  
HDPF 26 - Countryside Protection  
HDPF 32 - Strategic Policy: The Quality of New Development  
HDPF 33 - Development Principles  
HDPF 40 - Transport and Access

### RELEVANT NEIGHBOURHOOD PLAN

- 2.4 Denne Neighbourhood Council is part of the Horsham Blueprint Neighbourhood Forum, for which there is no 'made' plan.

### PLANNING HISTORY AND RELEVANT APPLICATIONS

- 2.5 There is no previous or relevant planning history for the site

## 3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at [www.horsham.gov.uk](http://www.horsham.gov.uk).

### INTERNAL CONSULTATIONS

- 3.2 None received.

### OUTSIDE AGENCIES

- 3.3 WSCC Highways Authority: No objection. Following amendments the proposal would not have a severe impact on the operation of the highway network, therefore is not contrary to the NPPF (para 32), and that there are no transport grounds to resist the proposal; subject to conditions and an informative advising the applicant to obtain formal approval of the Highway Licensing Team to authorise works on the public highway and tree removal.
- 3.4 Denne Neighbourhood Council: No objection.

### PUBLIC CONSULTATIONS

- 3.5 The Horsham Society: No objection in principle, but object to the loss of apple trees in the front garden and replacements should be sourced.

#### **4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS**

- 4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

#### **5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER**

- 5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

#### **6. PLANNING ASSESSMENTS**

- 6.1 The main issues in the determination of this planning application are the principle of the development, the impact on visual amenity, neighbouring amenity and highways issues.

##### Character and appearance

- 6.2 The existing frontage of the site comprises low level timber fencing with intermittent vegetation above. The creation of an access point within this frontage would not appear incongruous with the surroundings, with a number of similar crossovers visible in the vicinity of the site. It is noted that concern has been raised regarding the loss of an elder tree within the application site. This tree is not formally protected and as such refusal of the application due to the loss of this planting would not be warranted. A condition is recommended to secure a landscaping scheme for the site, and this would include the need for replacement planting and means of enclosure. It is considered, subject to this condition, that the proposal would preserve the prevailing character and appearance of the street and wider semi-rural area, and complies with policies 25, 32 and 33 of the HDPF.
- 6.3 The new crossover would provide vehicular access to off-street parking associated with the residential use of 2 Mill Cottages. The proposal is associated with an existing use and would not lead to a significant increase in the overall level of activity. It is not therefore considered to represent a form of development which is inappropriate to the countryside location and there is no conflict with policy 26 of the HDPF.

##### Highways Impact

- 6.4 Warnham Road is a classified highway and subject to a speed limit of 30 mph. There is a change in speed limit (to the national speed limit) 52 metres to the west and vehicles in the vicinity of the site are therefore either accelerating or decelerating to and from speed limits.
- 6.5 As originally submitted the Highway Authority raised a number of key concerns relating to the proposed visibility splays, as vehicles would most likely be exceeding the 30mph speed limit; and on-site turning arrangements. In response to these concerns the applicant has undertaken a speed survey to inform revised visibility splays and proposed a new site layout which would allow for vehicles to enter and leave the site in a forward gear.
- 6.6 The Highway Authority has raised no objections to the amended proposals, which would not be expected to have an adverse impact on the surrounding highway network. The creation of on-site parking would be of benefit to future residents and would also reduce the need for parking on the public highway. On this basis the proposal is considered to accord with policy 40 of the HDPF.

### Impact on neighbouring amenity

- 6.7 The proposal does not entail or facilitate a change of use of any part of the site and there would not be a material increase in vehicular movements associated with this use. The proposal would not therefore be expected to result in harmful levels of noise or disturbance for adjoining residents, it is noted that No1 to the east has a separate application pending (re: DC/16/2671) to form a vehicular access. The proposal is therefore considered to comply with policy 33 of the HDPF.

## **7. RECOMMENDATIONS**

- 7.1 That the application is approved subject to the following conditions;

1 A list of the approved plans

- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Occupation Condition:** The use of the hereby approved parking area shall not commence until the vehicle turning area has been constructed in accordance with the approved plans. This space shall thereafter be retained at all times, and in accordance with the approved plans, for its designated use.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** Prior to the first use of the hereby approved vehicular access the visibility splays of 2.4 x 70 metres shall be provided at the point of access onto Warnham Road. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metres above adjoining carriage level.

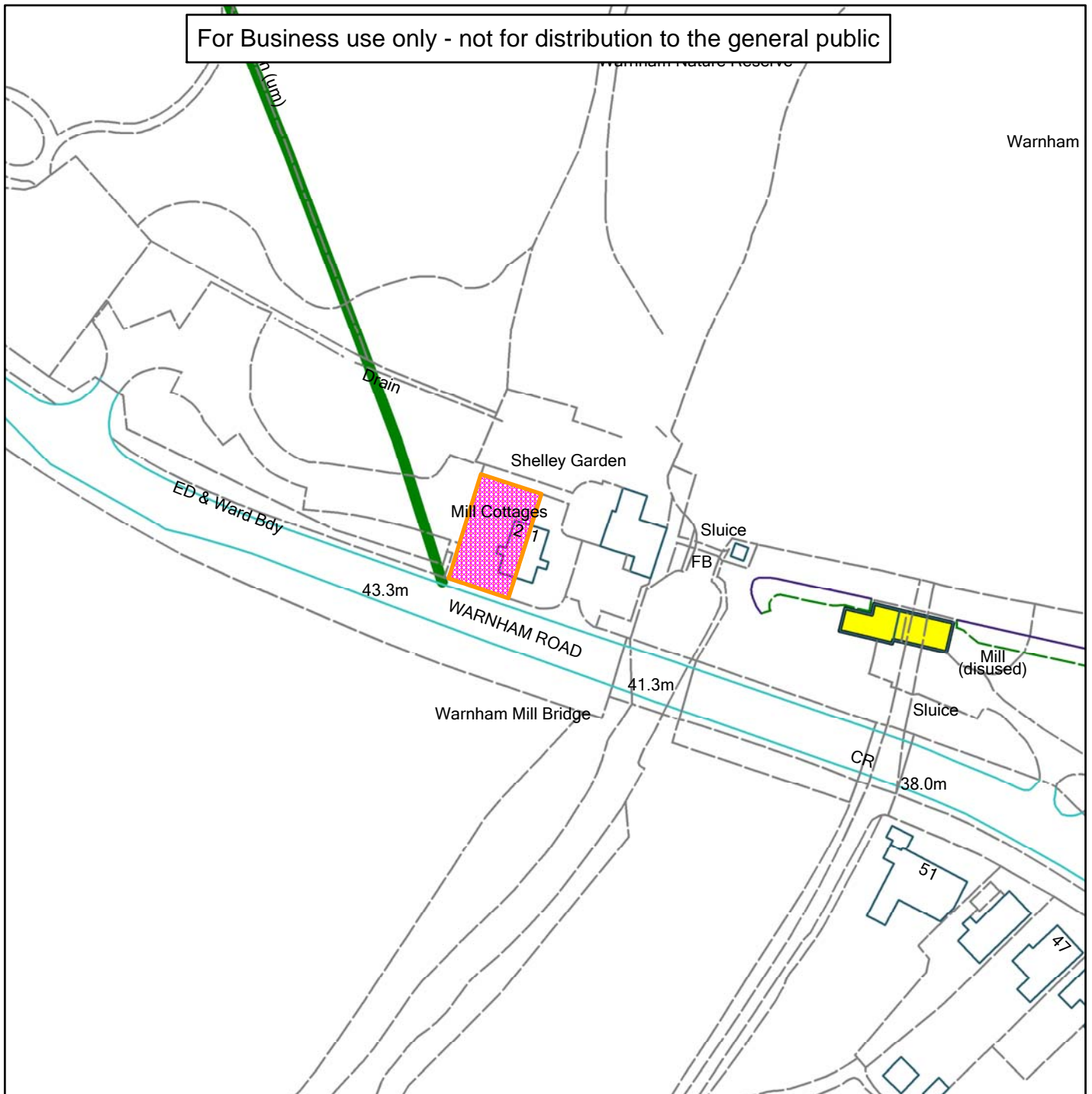
Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** The hereby approved vehicular access shall not be brought into use until details of landscaping works, which shall include details of replacement planting and means of enclosure to the front boundary, shall be submitted to, and approved in writing by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the approval of the landscaping scheme. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning



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Organisation	Horsham District Council
Department	
Comments	2 Mill Cottages
Date	26/04/2017
BSA Number	100023865

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