

**Planning Committee (North)**  
**21 MARCH 2017**

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), John Bailey, Andrew Baldwin, Alan Britten, Peter Burgess, John Chidlow, Roy Cornell, Christine Costin, Leonard Crosbie, Jonathan Dancer, Matthew French, Billy Greening, Adrian Lee, Christian Mitchell, Godfrey Newman, Brian O'Connell, Connor Relleen, David Skipp, Simon Torn, Claire Vickers and Tricia Youtan

Apologies: Councillors: Toni Bradnum, Tony Hogben, Josh Murphy and Stuart Ritchie

PCN/104 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/16/2856 – Councillor Godfrey Newman declared a personal interest because he attends Horsham Football Club matches.

DC/16/2856 – Councillor Claire Vickers declared a personal interest because she is a member of Southwater Parish Council.

DC/16/2856 – Councillor Billy Greening declared a personal interest because he is a member of Southwater Parish Council.

DC/16/2855 – Councillor Peter Burgess declared a personal interest because he is a member of North Horsham Parish Council.

DC/16/2855 – Councillor Karen Burgess declared a personal interest because she is a member of North Horsham Parish Council.

PCN/105 **ANNOUNCEMENTS**

There were no announcements.

PCN/106 **DC/16/2856 - HORSHAM GOLF AND FITNESS, WORTHING ROAD, SOUTHWATER (WARD: SOUTHWATER) APPLICANT: RESIDE DEVELOPMENTS LTD AND HORSHAM FOOTBALL CLUB**

The Development Manager reported that this application sought permission for a floodlit all-weather 3G Football Ground (including main pitch and training pitch), single storey clubhouse, three stands, access, parking and landscaping. The stands would provide for 250 standing spectators and 307 seated spectators. During consideration of the application, the scheme had been amended to include 20 metre high netting and posts adjacent to the golf driving range.

The facilities would serve as the home ground for Horsham Football Club, as well as for use by the local community, including two teams that would be displaced from the Holbrook Club by application DC/16/2855. The proposal would enable the club to expand, and provide facilities to local schools and clubs.

Parking for 66 cars, including four disabled spaces, seven motorcycles, two coach spaces and for 26 bicycles was proposed. Landscaping included filling in part of a pond and extending it in a different direction to compensate for the loss. The site would be fenced off to enclose the facility and to prevent access to the areas of Ancient Woodland to the west.

The proposal was considered in conjunction with the application DC/16/2855 for the redevelopment of playing fields at the Holbrook Club for 58 dwellings.

An Addendum to the report had been circulated to Members, which summarised additional representations and comments that had been received, including additional comments from Southwater Parish Council which strongly objected to the application. The Parish Council had advised that they had referred the application to the Secretary of State.

The Addendum also recommended an amendment to Condition 20 regarding the submission of an Events Plan, an amendment to Condition 24 regarding hours of use of the Club House, an additional condition to prevent the use of fireworks on the site, additional ecology conditions, and an amendment to Condition 23 regarding lighting.

The application site was located two kilometres south of Horsham and two kilometres north of Southwater and formed part of the Horsham Golf and Fitness Club, close to the junction of Worthing Rd and the A24. There was a Civic amenity site and Park & Ride facility nearby. Gate Cottage, a Grade II listed building lay to the north-west, and listed buildings within Denne Park were beyond the golf course to the north-east. A public footpath linking Horsham to Southwater cut through the golf course.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Relevant planning history was noted, in particular application DC/14/1090 for the construction of a football ground, which had been refused by the Committee in January 2015 (Minute No. DCN/85 (20.01.15) refers).

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

In response to public consultation, the Parish Council objected to the application. Worthing Road Residents Group, the Stammerham Amenity Association and Denne Park Avenue Ltd all objected to the application. The Campaign to Protect Rural England also raised an objection. The Horsham Society and Horsham Rotary Club both supported the proposal. Ashington

Parish Council supported the application. A further 363 representations of support, and 251 representations of objection had been received.

Three members of the public and a representative of the Parish Council all spoke in objection to the application, and District Councillor Nigel Jupp also spoke in objection to the proposal. Three members of the public spoke in support of the application, including a representative of the Holbrook Club and a representative of Horsham Football Club. The Cabinet Member for Leisure and Culture also addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development in this countryside location; community benefits; its design and impact on the surrounding landscape; the amenity of neighbouring occupiers; highways and access; sustainability; parking; ecology and trees; and the setting of listed buildings. In addition, the previous refusal for the development of this site in 2015 was also a material consideration.

Members were mindful that the proposal was contrary to policies regarding the natural environment and countryside protection within the Horsham District Planning Framework and noted the amendments that had been made to the proposal since refusal of the previous application, and measures that were proposed to mitigate its impact on the countryside location and on the amenity of users of the surrounding area.

Members considered the community benefits of the proposal and discussed the impact the proposal would have on the Holbrook Club and Horsham Football Club.

Members expressed concerns regarding road safety, in particular with regards to pedestrians crossing the A24 to access the site from the park & ride site. Measures proposed to improve access to the site were noted and officers confirmed that discussions with the Highways Authority would ensure appropriate improvements were secured. A representative of the Highways Authority, which raised no objection, advised that intensification of use of the site would be for short periods normally at off peak times, with no significant increase in walking or cycling to the site anticipated.

Concerns that the proposed 20 metre high netting would be too low to protect the site from wayward golf balls from the adjacent driving range were discussed. Members were advised that to increase the height to 30 metres would have an adverse impact on visual amenity and wildlife, and Sport England in consultation with Golf England had advised that they considered 20 metres to be an appropriate height in relation to safety from golf balls. Members recommended that the netting should be in place prior to commencement of works on site to protect construction workers from potential golf ball strike.

Members weighed the community benefits of the proposal, which were considered to be significant, against the potential harm to the character and amenity of the surrounding area.

In accordance with Rule 4a.31 (d) of the Council's Constitution, it was requested that the voting in respect of the proposal to grant the application should be recorded.

The voting was as follows:

Motion to **GRANT** planning permission, subject to the expiration of the public consultation period and consideration of any representations received, and subject to the completion of a legal agreement and the amendments to conditions outlined in the addendum:

#### FOR THE MOTION

Councillors: John Bailey, Andrew Baldwin, Alan Britten, Karen Burgess, Peter Burgess, Roy Cornell, Christine Costin, Leonard Crosbie, Jonathan Dancer, Matthew French, Billy Greening, Liz Kitchen, Adrian Lee, Christian Mitchell, Godfrey Newman, Brian O'Connell, David Skipp, Simon Torn, Tricia Youtan

#### AGAINST THE MOTION

Councillor Connor Relleen

#### ABSTAINED

Councillors: John Chidlow, Claire Vickers

#### ABSENT

Councillors: Toni Bradnum, Tony Hogben, Josh Murphy, Stuart Ritchie

The motion was therefore declared **CARRIED**.

#### RESOLVED

- (i) That on expiration of the consultation period for the amended proposal, planning application DC/16/2856 be determined by the Development Manager to consider any further representations.
- (ii) That a legal agreement be entered into to secure:
  - a) Highway works to improve pedestrian safety and access to the site along Worthing Road and from Hop Oast Park and Ride;
  - b) Contribution towards waiting restrictions on Worthing Road;

- c) Details of a scheme to monitor crossing demands at Worthing Road from the Park and Ride to be undertaken by Horsham Football Club;
  - d) Restriction on the use of the new Horsham Football Club facility to retain the community facility;
  - e) Details of rights of way improvements including the new cycle path.
- (iii) That on completion of (i) and (ii) above, planning application DC/16/2856 be determined by the Development Manager. The proposed conditions to be amended as recommended in the Addendum, with an additional condition to ensure the netting adjacent to the driving range be installed prior to commencement of construction works. The view of the Committee was that the application should be granted.

PCN/107 **DC/16/2855 - THE HOLBROOK CLUB, NORTH HEATH LANE, HORSHAM (WARD: HOLBROOK EAST) APPLICANT: RESIDE DEVELOPMENTS LTD AND HORSHAM FOOTBALL CLUB**

The Development Manager reported that this application sought permission for the residential development of the Holbrook Club playing fields to provide 58 new dwellings. Two full-sized playing pitches and the Holbrook Club's main sports facility would be retained. Buildings would be predominantly two-storey and there would be 14 (24%) affordable housing. The units would include: market housing comprising four 2-bedroom, 30 3-bedroom and ten 4-bedroom houses; and affordable housing comprising four 1-bedroom flats; eight 2-bedroom and two 3-bedroom houses.

A new vehicular access from Jackdaw Lane was proposed, and there would be two new pedestrian accesses to the site. Landscaping was proposed throughout the site, including new trees and a landscaped buffer along the western boundary. Whilst a majority of trees around the site would be retained, two trees would be removed to provide the new access.

Parking for 135 cars across the site was proposed. Each house would have a cycle store and the block of flats would have provision for bicycles.

The proposal was considered in conjunction with the application DC/16/2856 for the relocation of Horsham Football Club to Horsham Golf and Fitness.

An Addendum to the report had been circulated to Members, which summarised additional representations and comments that had been received, including additional comments from Southwater Parish Council.

The Addendum also advised that Condition 2 would be amended to allow four years for the commencement of works, and additional conditions would be added to protect the amenity of 44 Brook Road.

The application site was an area of playing fields located within the built-up area of Horsham, approximately one third of the land at the Holbrook Club. The site was adjacent to residential properties in Kestrel Close to the south, Foxglove Avenue and Brook Road to the north, and along the rear gardens of some properties in Drake Close. It was behind the tree and vegetation belt between the playing fields and the grassed amenity strip fronting onto Jackdaw Lane. The character of the surrounding area was residential with largely semi-detached and terraced properties.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Relevant planning history was noted, in particular application DC/14/1091 for 57 dwellings which had been refused by the Committee in January 2015 (Minute No. DCN/86 (20.01.15) refers).

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. As reported in the Addendum, the Council's Air Quality Officer raised no objection, subject to a scheme to improve air quality; given the sustainable location of the site close to the town centre officers did not consider that additional measures to encourage green methods of travel were required.

North Horsham Parish Council and Southwater Parish Council both objected to the application. North Horsham Society objected to the proposal and 42 letters of objection had been received. The Holbrook Club and Horsham Rotary Club both supported the application and 97 letters of support had been received. Three members of the public spoke in objection to the application. Representatives of Southwater Parish Council and North Horsham Parish Council both spoke in objection to the application. The applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development and loss of playing fields; affordable housing and housing mix; townscape character and layout; highways and parking; the amenity of neighbouring occupiers; nature conservation; and infrastructure contributions. In addition, the previous refusal for the development of this site in 2015 was also a material consideration.

Members discussed the amendments that had been made to the proposal since refusal of the previous application, including an increase in smaller housing units. Whilst the level of affordable housing provision was not policy compliant, the new scheme provided more than the previously refused scheme and on balance Members considered the provision to be acceptable.

Members discussed the benefits of the scheme, which would secure community benefits by enabling the delivery of DC/16/2856, and weighed these against concerns regarding density and the loss of playing fields at this location.

RESOLVED

- (i) That a legal agreement be entered into to secure:
  - a) Affordable housing provision of at least 24% (14 units);
  - b) Contributions for education, libraries, fire and rescue services, highway improvements and health improvements;
  - c) A clause to state that the no works shall take at the Holbrook site until the pitches at the new HFC site are in place and in use by the community;
  - d) A clause to require a review of the HMRC documentation to allow a clawback. Two thirds to go towards affordable housing provision in the District and one third towards improvements to the Holbrook Club to improve community facilities.
  
- (ii) That on completion of (i) above, planning application DC/16/2855 be determined by the Development Manager. The proposed conditions to be amended as recommended in the Addendum. The view of the Committee was that the application should be granted.

*The meeting closed at 9.10 pm having commenced at 6.20 pm*

CHAIRMAN