

Planning Committee (North)
5 MARCH 2019

Present: Councillors: Karen Burgess (Chairman), Liz Kitchen (Vice-Chairman), Andrew Baldwin, Toni Bradnum, Peter Burgess, John Chidlow, Roy Cornell, Billy Greening, Tony Hogben, Adrian Lee, Christian Mitchell, Godfrey Newman, Brian O'Connell, David Skipp, Claire Vickers and Tricia Youtan

Apologies: Councillors: John Bailey, Christine Costin, Leonard Crosbie and Matthew French

Absent: Councillors: Alan Britten, Jonathan Dancer, Josh Murphy, Connor Relleen, Stuart Ritchie and Simon Torn

PCN/78 **MINUTES**

The minutes of the meeting of the Committee held on 8 January 2019 were approved as a correct record and signed by the Chairman.

PCN/79 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/80 **ANNOUNCEMENTS**

There were no announcements.

PCN/81 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated, was noted. The Chairman commended officers for the Council's appeals record.

PCN/82 **DC/18/2699 - OKASH AND WESTON, WORTHING ROAD, SOUTHWATER**

The Head of Development reported that this application sought permission for the demolition of a bungalow (Okash) and a two storey dwelling (Weston) and the erection of eight 2-bedroom flats in a two storey building, with parking and landscaping. Under this outline application all matters – layout, access, appearance, scale and landscaping – were reserved for future consideration. Indicative plans showed the building set back from Worthing Road with communal space to the rear and parking for 16 vehicles to the front.

The application site was located within the built-up area of Southwater and was accessed off Worthing Road. Southwater Infant Academy was beyond the eastern boundary and Southwater Children & Family Centre was to the south.

Planning permission DC/14/0590 which allowed the development of up to 540 dwellings, was under construction to the west of the site.

The site was directly south of a Texaco Petrol Station and a closed car showroom; Members were advised that since publication of the report, planning application DC/18/2355 for a convenience store on this site had been granted.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The Parish Council objected to the application. There had been 25 representations objecting to the scheme, including one from Southwater Infant Academy. One letter of support had been received. The applicant's agent 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 and appearance; its impact on neighbouring amenity; and highways considerations.

Members raised some concerns regarding road safety and access. It was noted that a road safety audit may be required at reserved matters stage, and that conditions relating the access, including any treatment to the hedge and visibility, would be applied to the reserved matters application.

In response to concerns regarding the impact of construction traffic during school opening and closing times officers agreed that, in addition to Condition 3 regarding construction site set-up details, an Informative should be added stating that the Construction Management Plan should include restrictions on lorry movements to and from the site during school arrival and departure hours.

RESOLVED

That planning application DC18/2699 be granted subject to the conditions as reported.

PCN/83 **DC/19/0074 - LITTLE HOMEFIELD, BRIGHTON ROAD, MANNINGS HEATH**

The Head of Development reported that this application sought Permission in Principle (PiP) for the demolition of outbuildings and the erection of three dwellings. This type of permission was limited to the principle of land use, location and the amount of development. Should the permission be granted the applicant would be required to apply for Technical Details Consent, including layout and scale, to become a planning permission.

The application site was located within the built-up area of Mannings Heath to the west of Brighton Road, south of residential development and directly adjacent to the site granted permission for eight dwellings under DC/16/1753 (land opposite the Dun Horse'). There were a number of outbuildings on the

site, which had been cleared of vegetation. It was to the rear of dwellings facing the road and there was a public footpath along the western boundary. Open countryside lay to the south, east and west of the site.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The Parish Council raised no objection. There had been 56 representations objecting to the scheme received from 43 households, and one further letter of objection received after publication of the report. Two members of the public spoke in objection to the application and the applicant spoke in support of it. A representative of the Parish Council also spoke in support of the application.

Members considered the officer's planning assessment which indicated that the key issue for consideration in determining the proposal was to establish whether it was acceptable in principle, having regard to the location, land use and number of dwellings. Application DC/18/1849 for six dwellings on the site had been refused by the Committee in December 2018 (Minute No. PCN/63 (04.12.18) refers).

The Local Member was concerned that the proposal had not overcome the reasons for refusing application DC/18/1849 and proposed an alternative motion to refuse on the grounds the proposal conflicted with Policy 33 of the HDPF, Policy 10 of the Nuthurst NP, and paragraph 70 of the NPPF. Members voted on this motion and it was dismissed.

It was noted that under a PiP a range of development was required and, after a discussion as to whether to restrict the number of units to 2 - 4, Members concluded that the recommended range of 3 - 4 dwellings, as recommended, was acceptable and would help ensure the dwellings were of a modest scale.

RESOLVED

That Permission in Principle DC/19/0074 be granted subject to the conditions as reported.

PCN/84 **DC/18/2131 - VEHICLE GARAGE, DUKES SQUARE, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of a commercial garage and the erection of a 7-bedroom residential care home for people with physical and cognitive disabilities. The two storey building would have the same footprint as the existing building, with east and west wings with pitched roofs and a flat roofed centre and rear. There would be a small communal garden, and three car parking spaces were proposed.

The application site was part of Dukes Square car park, located within the built-up area of Horsham off Denne Road. It comprised a steel framed building, used by the Council for storage, and hardstanding along the northern boundary of the car park. Residential properties in Denne Parade were immediately to

the north. The first floor of 6 Denne Parade, a residential care home for young people with learning disabilities, directly overlooked the roof the building to be demolished. There was a mix of commercial, office and light industrial uses within the vicinity, including the Drill Hall to the west.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. The Neighbourhood Council raised no objection to the application. The Horsham Society had commented on the proposal. The applicant and the applicant's agent both 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; loss of employment use, and the proposed care home use; the design and appearance of the proposal; residential amenity; and highways.

Members welcomed the proposal, which would enhance Dukes Square and provide a valuable community benefit. In response to concerns regarding the colour of the render on the central part of the building, it was noted that details of materials used would be controlled through Condition 6.

RESOLVED

That planning application DC/18/2131 be granted subject to the conditions as reported.

PCN/85 **DC/18/2613 - BEACON HILL CROFT, TOWER ROAD, COLGATE**

The Head of Development reported that this application sought permission for the demolition of outbuildings, including a previous cattery, and the erection of a 3-bedroom single storey L shaped detached dwelling. The building would be a similar scale to permission DC/18/0249 for the conversion of the outbuildings into a dwelling. Six parking spaces and amenity space were proposed.

The application site was located in the country side and was part of the High Weald AONB. It was approximately 700 metres northwest of Colgate, with a gated entrance from Tower Road leading to old agricultural buildings and a yard. The dwelling Beacon Hill Croft was to the north. The site was well screened with vegetation.

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. No other public representations had been received. 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; external design and appearance of the proposal; amenity; and highways.

Members noted that the siting, scale and design of the proposal were very similar to the allowed conversion and agreed that it was acceptable.

RESOLVED

That planning application DC18/2613 be granted subject to the conditions as reported.

The meeting closed at 6.50 pm having commenced at 5.30 pm

CHAIRMAN