



PLANNING COMMITTEE REPORT - ADDENDUM

TO: Planning Committee North

BY: Head of Development

DATE: 6 October 2020

DEVELOPMENT: Change of use from residential dwelling to mixed-use purposes comprising a residential living unit and as a community meeting facility. Demolition of existing structures and erection of part single storey, part two-storey rear extension with associated internal alterations and two-storey meeting hall with glazed link to proposed extension. Alterations to existing access and proposed car parking.

SITE: Stafford House Bonnetts Lane Ifield Crawley West Sussex RH11 0NX

WARD: Colgate and Rusper

APPLICATION: DC/20/0882

APPLICANT: **Name:** Hasnain Mohsin **Address:** Stafford House, Bonnetts Lane Ifield RH11 0NX

Reason for Inclusion on Agenda:

This application was previously heard at the meeting of Planning Committee North on 04.08.2020, where members resolved to delegate approval to the Head of Development in consultation with the Chair, Vice Chair and local Members subject to the agreement of appropriate conditions.

The officer report considered at Planning Committee North on 04.08.2020 is attached to this report at Appendix 1.

Conditions to be attached to a grant of planning permission have now been drafted, with this application returning to Planning Committee North to confirm the reasons for approval and appropriate conditions.

Reason for Approval:

The minutes accompanying the meeting of Planning Committee North on 04.08.2020 record the following, which are formally suggested as a reason for approval:-

“The benefits of the development in providing a community facility for the Shia Muslim community are now considered to outweigh the harm identified when taking into consideration the amendments to the development and mitigation proposed.”

Informative:

The following informative is suggested to be attached to a grant of planning permission:

1. The applicant is advised that the use of the ancillary body preparation room must comply with relevant Public Health England guidance in respect of the storage and treatment of bodies, including in response to COVID-19, together with relevant statutory provisions set out under the Public Health Acts.

Conditions:

The following conditions are recommended to be attached to a grant of planning permission:

1. **Regulatory Condition:** The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning

2. **Standard Time Condition:** The development hereby permitted shall begin 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:** Prior to the commencement of the community use hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate how noise emanating from the development hereby approved will be mitigated. The agreed mitigation measures shall be put into effect or installed prior to the first commencement of the community use hereby approved, and subsequently left in situ/complied with for the duration of the use hereby approved unless the Local Planning Authority gives written consent to any variation.

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

4. **Pre-Occupation Condition:** Prior to the commencement of the community use hereby approved, a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include, but not be limited to, management responsibilities during all operating hours and management measures to control noise from activities and operations at the site, including minimising noise from vehicles, deliveries and night-time vigils. The Noise Management Plan shall be implemented and complied with thereafter for the duration of the use/development.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

5. **Pre-Occupation Condition:** Soft and hard landscaping associated with the development hereby approved shall be implemented strictly in accordance with plans and details indicated on plan 1574.05/09 (dated April 20120). New planting shall be fully implemented in accordance with the approved details within the first planting season following the commencement of the community use hereby approved, unless otherwise agreed in writing by the Local Planning Authority prior to the first commencement of the community use hereby approved. Any approved planting, which within a period of 5 years, dies, is removed, or becomes 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: In the interests of visual amenity in accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015).

6. **Pre-Occupation Condition:** The approved parking areas (as detailed on plan 1574.05/09 (dated April 2020) shall be constructed and made available for use prior to the commencement of the community use hereby approved.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

7. **Pre-Occupation Condition:** Prior to the commencement of the community use hereby approved, the Applicant shall implement the measures incorporated within the submitted Green Travel Plan (Brett Incorporated, received 12.05.2020). These measures shall subsequently be adhered to for the duration of the use hereby approved, unless the Local Planning Authority consents to any variation in writing.

Reason: To encourage and promote sustainable transport and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

8. **Pre-Occupation Condition:** Prior to the commencement of the community use hereby approved, the cycle parking facilities detailed on plan 1574.5/09 (dated April 2020) shall be constructed and made available for use. Cycle parking facilities shall, thereafter, be retained for the duration of the use hereby approved, unless the Local Planning Authority consents to any variation in writing.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

9. **Regulatory Condition:** The premises, with the exception of the residential unit and the body preparation room, shall not be used for community purposes except between the hours of 07:30-23:00 Monday to Friday and 10:00-23:00 on Saturdays, Sundays, bank and public holidays. Two overnight vigils per calendar year are, further, permitted as an exception to the hours of use referenced above.

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

10. **Regulatory Condition:** The residential unit hereby approved at first floor level shall be occupied solely for purposes connected with the use of the remainder of the premises as a community and religious facility and shall not be severed to form an independent unit.

Reason: To safeguard the amenities of future occupants and in the interests of control in accordance with Policies 32 and 33 of the Horsham District Planning Framework (2015).

11. **Regulatory Condition:** No public address equipment, live, recorded or amplified music shall be played or used exterior of the existing building or extensions hereby approved.

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

12. **Regulatory Condition:** No prayer meetings or associated activities shall take place outdoors and such activities shall only take place inside the premises.

Reason: In the interests of residential amenity of adjoining occupiers and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

13. **Regulatory Condition:** The entrance gate hereby approved, as detailed on plan 1574.5/02 (dated April 2020), shall be constructed to open inwards towards Stafford House and away from the public highway.

Reason: So as to ensure the ability of vehicles to wait clear of the public highway while the gate is in operation in the interests of highway safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

14. **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15. **Post-Occupation Condition:** Upon the first commencement of the community use hereby approved the existing storage shed, car-port and conservatory indicated for demolition on plans 1574.5/03 (dated April 2020) and 1574.5/06 (dated April 2020) shall be demolished and all materials removed from the site.

Reason: In the interests of residential amenity of adjoining occupiers and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Plans referred to in the consideration of this application:

Plans list for: DC/20/0882

Schedule of plans/documents **approved:**

| Plan Type | Description | Drawing Number | Received Date |
|---------------------------|-------------------------------------|----------------|---------------|
| Location plan | | 1574.5/01 | 11.05.2020 |
| Block plan | Parking layout | 1574.5/02 | 11.05.2020 |
| Floor plan | Existing original | 1574.5/03 | 11.05.2020 |
| Elevation plan | Existing | 1574.5/04 | 11.05.2020 |
| Elevation plan | Proposed house | 1574.5/05 | 11.05.2020 |
| Floor plan | Proposed combined ground | 1574.5/06 | 11.05.2020 |
| Elevation plan | New Build | 1574.5/08 | 11.05.2020 |
| Plans | Parking and landscaping | 1574.5/09 | 11.05.2020 |
| Plans | Crawley town | NONE | 11.05.2020 |
| Floor plan | Proposed combined first | 1574.5/07 | 11.05.2020 |
| Photos | Aerial photo | NONE | 11.05.2020 |
| Photos | Aerial photo | NONE | 11.05.2020 |
| Photos | Aerial photo | NONE | 11.05.2020 |
| Photos | | NONE | 11.05.2020 |
| Photos | Street scene Rugby and Bowling Club | NONE | 11.05.2020 |
| Photos | Street scene Bonnetts Lane | NONE | 11.05.2020 |
| Photos | Street scene Charlwood Lane | NONE | 11.05.2020 |
| Photos | Street scene Charlwood Lane | NONE | 11.05.2020 |
| Design & Access Statement | | NONE | 11.05.2020 |

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| Supporting Statement | Statement | NONE | 11.05.2020 |
| Supporting Statement | Prayer times | NONE | 11.05.2020 |
| Supporting Statement | Green Travel Plan | NONE | 11.05.2020 |
| Supporting Statement | Noise Survey and Assessment | NONE | 11.05.2020 |
| Supporting Statement | Noise Consultant response | NONE | 11.05.2020 |