

**Planning Committee (North)**  
**8 JUNE 2021**

Present: Councillors: Matthew Allen, Andrew Baldwin, Martin Boffey, Toni Bradnum, Karen Burgess, Peter Burgess, Ruth Fletcher, Billy Greening, Tony Hogben, Liz Kitchen, Lynn Lambert, Richard Landeryou, John Milne, Colin Minto, Christian Mitchell, Louise Potter, Stuart Ritchie, David Skipp, Claire Vickers and Tricia Youtan

Apologies: Councillors: Tony Bevis, Alan Britten, Roy Cornell, Christine Costin, Frances Haigh, Gordon Lindsay, Godfrey Newman, Ian Stannard and Belinda Walters

PCN/1 **ELECTION OF CHAIRMAN**

RESOLVED

That Councillor Karen Burgess be elected Chairman of the Committee for the ensuing municipal year.

PCN/2 **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED

That Councillor Elizabeth Kitchen be appointed Vice-Chairman of the Committee for the ensuing municipal year.

PCN/3 **TO APPROVE THE TIME OF THE MEETINGS OF THE COMMITTEE FOR THE NEXT YEAR**

RESOLVED

That meetings of the Committee be held at 5.30pm for the ensuing municipal year.

PCN/4 **MINUTES**

The minutes of the meeting of the Committee held on 13 April were approved as a correct record and signed by the Chairman.

PCN/5 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Mitchell declared a prejudicial interest in item 13 (DC/21/0312) as the applicant was his neighbour.

PCN/6 **ANNOUNCEMENTS**

The Chairman announced that an appeal decision had been granted that had a material bearing on application DC/21/0109. The Inspector had allowed the previous largely identical application refused at the November 2020 meeting (DC/19/1386), determining that the impact of the access works on the rural approach into Slinfold would be acceptable.

PCN/7 **APPEALS**

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

PCN/8 **DC/21/0109 - LAND NORTH OF SLINFOLD CRICKET CLUB, LYONS ROAD, SLINFOLD**

The Head of Development reported that due to the appeal decision as announced by the Chairman, the principal consideration for this application was no longer whether the proposal successfully addresses the previous refusal but instead was whether the new access proposals were acceptable as an amendment to the previous application that received planning permission through appeal. The recommendation of officers remained as per the report.

The application site was located to the north of Slinfold Cricket Club, Lyons Road, Slinfold.

There had been 43 written representations from 28 addresses objecting to the application and 67 letters received from 61 addresses supporting the proposal. Two separate letters raised some concerns over the proposal however neither supported nor objected to the proposal.

One member of the public spoke in objection to the application. The applicant and one member of the public addressed the Committee in support of the application. A representative of Slinfold Parish Council spoke in support of the application.

**RESOLVED**

That planning application DC/21/0109 be granted subject to the conditions as reported and the following additional pre-commencement condition:

No development, including works of demolition, shall commence until an updated Barn Owl survey has been submitted and approved in writing by the local planning authority. Development shall thereafter take place in full accordance with any mitigations set out in the report.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act

1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

PCN/9 **DC/21/0137 - 4 PARK PLACE, HORSHAM**

The Head of Development & Building Control reported that this application sought full permission to change the use of A3 unit (with ancillary A1 use) to a Use Class E unit on the ground floor and a 2-bed dwelling house to first and second floors, including the installation of an external staircase to the rear elevation.

The application site was located to the east of Park Place within the built-up area of Horsham, and within the defined Town Centre boundary.

No letters had been received from interested parties.

One member of the public 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; design and appearance; heritage impacts; amenity impacts; highways impacts and climate change.

RESOLVED

That planning application DC/21/0137 be granted subject to the conditions as reported except for condition 8 which would be amended to:

Notwithstanding the approved plans, the replacement first floor window to the front elevation shall comprise a timber frame and shall not be installed until detailed elevations and sections, at a scale of 1:20, of the replacement window have been submitted to and approved in writing by the Local Planning Authority. The window shall thereafter be installed in accordance with the agreed details.

PCN/10 **DC/21/0333 - HORSHAM AMATEUR BOXING CLUB, NORTH PARADE, HORSHAM**

The Head of Development & Building Control reported that this application sought permission to extend the existing building with a single storey side extension. The Boxing Club/Gym building was located within Horsham Park, owned by Horsham District Council.

The application site was located north of the North Parade Car Park close to the western boundary of Horsham Park.

There had been one letter received from Friends of Horsham Park supporting the proposed expansion to the premises. Two members of the public addressed the Committee in support.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; design and appearance; amenity impacts; highways and parking impacts; and impact on trees.

RESOLVED

That planning application DC/21/0333 be granted subject to the conditions as reported and subject to the details required by condition 5 (cycle parking) being consulted upon with Local Members prior to any decision (on the related DISC application) being finalised.

PCN/11 **DC/21/0087 - LAND NORTH OF WILBERFORCE WAY, SOUTHWATER**

The Head of Development & Building Control reported that this application sought permission for a variation of Condition 1 in the previously approved application DC/19/0123 relating to the approved boundary treatments plan, and a variation of condition 25 (Hours of opening) to enable increased hours of operation at the site.

The application site was located in Oakhurst Business Park, an established business facility in Southwater within the defined Built-Up Area Boundary of the village. The site was also located within a designated Key Employment Area, approximately 4km to the south of Horsham, and classified as a Small Town/Larger Village in Policy 3 of the Horsham District Planning Framework (HDPF).

The site had an extant permission for two employment buildings for use class B1 (c) and B8 (DC/19/0123) but was undeveloped, overgrown with shrubs and trees. Public Right of Way (1669) ran from the Worthing Road, through the centre of the site and across Blakes Farm Road.

There had been a total of 64 letters of representation received. 63 Objected to the application and 1 commented on the application.

2 members of the public spoke in objection to the application. The applicant addressed the Committee in support of the application. A representative of Southwater Parish Council spoke in objection.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; the need for variation of hours of operation; and amenity impacts.

After careful consideration Members concluded that the application should be refused as the proposed hours of operation would result in significant harm and have a negative impact on the surrounding amenity.

RESOLVED

That planning application DC/21/0087 be refused for the following reason:

The proposed alteration to the hours of operation condition would result in significant harm and a negative impact on the amenities of neighbouring occupiers by way of noise and disturbance that would not be outweighed by the benefits, contrary to Policy 33 of the HDPF.

PCN/12 **DC/21/0312 - 10 FAY ROAD, HORSHAM**

*Councillor Mitchell Left the room for the duration of this item.*

The Head of Development & Building Control reported that this application sought permission for single-storey front and rear extensions and associated alterations.

The application site was comprised of a detached single storey bungalow on the eastern side of Fay Road in the Built-Up-Area of Horsham.

A total of 11 letters had been received objecting to the application.

Two members of the public 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 design and character, and neighbour amenity.

Members raised concerns regarding negative impacts on neighbouring amenity and concluded that the application should be deferred to allow a daylight assessment to be carried out.

**RESOLVED**

That planning application DC/21/0312 be deferred to allow for the submission of a daylight assessment showing the impact of the development on light to the neighbouring window opening (at no. 9).

PCN/13 **DC/21/0426 - UNIT 3, BLATCHFORD CLOSE, HORSHAM**

The Head of Development & Building Control reported that this application sought permission for a change of use from mixed use light-industrial / storage to a micro-brewery with an ancillary brewery shop and tap room/tasting area (Class B2).

The site was situated within the Built-Up Area of Horsham and was located towards the end of the Blatchford Way cul-de-sac.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; impact on neighbouring amenity; and highways impact.

RESOLVED

That planning application DC/21/0426 be granted subject to the conditions as set out in the officer's report.

*The meeting closed at 7.35 pm having commenced at 5.30 pm*

CHAIRMAN