

Planning Committee (North)
6 JULY 2021

Present: Councillors: Karen Burgess (Chairman), Liz Kitchen (Vice-Chairman), Matthew Allen, Andrew Baldwin, Tony Bevis, Martin Boffey, Toni Bradnum, Peter Burgess, Christine Costin, Ruth Fletcher, Billy Greening, Frances Haigh, Lynn Lambert, Richard Landeryou, John Milne, Christian Mitchell, Louise Potter, David Skipp and Claire Vickers

Apologies: Councillors: Alan Britten, Roy Cornell, Tony Hogben, Gordon Lindsay, Colin Minto, Godfrey Newman, Stuart Ritchie, Ian Stannard, Belinda Walters and Tricia Youtan

PCN/14 **MINUTES**

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

PCN/15 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations on interest.

PCN/16 **ANNOUNCEMENTS**

There were no announcements.

PCN/17 **APPEALS**

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

PCN/18 **DC/21/0498 - CROSBY FARM (LAND NORTH OF SLINFOLD CRICKET CLUB), LYONS ROAD, SLINFOLD**

The Head of Development & Building Control reported that this application sought full planning permission for 24 houses and a replacement cricket pavilion. The site was subject to two previous outline applications: DC/19/1386, which had been granted on appeal; and DC/21/0109, which had been granted outline permission by the Committee on 8 June 2021.

The application site was located north of Lyons Road on the north-eastern edge of the village of Slinfold, to the rear of Slinfold sport ground and cricket pitch.

An addendum to the report had been circulated to Members and published on the Council website. It advised of an updated road safety audit from WSCC Highway Authority. It also gave details of an additional consultation response

from the Parish Council and the officer's response to it, and advised of a further objection from a member of the public.

The addendum also recommended an additional condition relating to potential Roman archaeology on the site, following the Council's Archaeologist consultation response.

The Parish Council had commented on the application. There had been a total of 14 representations objecting to the application and 23 in support. Three members of the public spoke in objection to the application, and one member of the public (the President of the Cricket Club) and the applicant both addressed the Committee in support of the proposal. A representative of the Parish Council spoke in support of the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: principle of the development; housing density, mix and affordable housing; heritage; design and appearance; landscape, trees; amenity impacts; highways and access; and rights of way. They also took the planning history of the proposal into account.

Members had concerns regarding the impact of the development on the character of the surrounding area, in particular in relation to the design and ridge heights proposed for plots 1 – 6. Reference was given to plots 7, 8, and 11 as an appropriate design approach.

RESOLVED

- i) That planning application DC/21/0498 be determined by the Head of Development & Building Control with a view to approval, subject to amendment to the designs of plots 1 – 6 (including ridge heights), and further consideration of conditions, in consultation with Local Members, and the Chairman and Vice-Chairman of the Committee.
- ii) That subject to i) above, details of materials required under Condition 10 be approved in consultation with the Local Members, and the Chairman and Vice-Chairman of the Committee.
- iii) That, subject to i) above, a legal agreement be entered into to secure on-site affordable housing provision and a Travel Plan Statement.
- iv) In the event that the legal agreement is not completed within three months of the decision of this Committee, the Director of Place be authorised to refuse permission on the grounds of failure to secure the obligations necessary to make the development acceptable in planning terms.

PCN/19 **DC/21/0584 - THE BARN, CHURCH CENTRE, CAUSEWAY, HORSHAM**

The Head of Development & Building Control reported that this application sought planning permission to carry out alterations to the entrance doors and mobility access ramp at the rear of the building. The proposals included installation of a roof lantern and light tunnels, plus internal alterations subject to a separate application for listed building consent. The alterations proposed were to the 1960's/70's rear additions and not the Barn Room or elevations of the Grade II listed building.

The application site was located on the northwest side of the Causeway in the Horsham Town Conservation Area.

The Neighbourhood Council raised no objection. There had been 20 representations objecting to the application and six in support. Three members of the public spoke in objection to the application. One member of the public and two representatives of the applicant all 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: impact on the character and appearance of the site; and impact on neighbouring amenity.

It was noted that concerns regarding change of use to a pre-school were not relevant to the current application; the applicant was seeking advice and should a planning application be required for the proposed change of use this would be considered as a separate matter.

Whilst sound insulation was not a part of this application, it was suggested that the applicant may wish to consider sound proofing the party wall to reduce the impact of noise on neighbouring residents.

RESOLVED

That planning application DC/21/0584 be granted subject to the conditions as reported.

PCN/20 **DC/21/0585 - THE BARN, CHURCH CENTRE, CAUSEWAY, HORSHAM**

The Head of Development & Building Control reported that this application sought Listed Building Consent for alterations to the entrance doors and mobility access ramp at the rear of the building. The proposals included installation of a roof lantern and light tunnels, plus internal alterations including improved toilet facilities. The alterations proposed were to the 1960's/70's rear additions and not the Barn Room or elevations of the Grade II listed building.

The application site was located on the northwest side of the Causeway in the Horsham Town Conservation Area.

The Neighbourhood Council raised no objection. There had been eight representations objecting to the application, and a further two which did not object to the Listed Building alterations. Three members of the public spoke in objection to the application. One member of the public and two representatives of the applicant all 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: Paragraph 193 and 194 of the NPPF(2018); the impact of the changes on the character of the building and whether they preserve the historic interest of the Grade II Listed Building.

RESOLVED

That Listed Building application DC/21/0585 be granted subject to the conditions as reported.

PCN/21 **DC/21/0650 - HOP OAST PARK AND RIDE, WORTHING ROAD, HORSHAM**

The Head of Development & Building Control reported that this application sought planning permission for the change of use of land to allow for the siting of a storage container for the temporary storage of hard and soft furniture in association with the Council's up-coming Re-Use Initiative. The site would be a drop-off point for furniture to be sold through a pop-up shop in Horsham town centre. The container was expected to remain in this location for nine to 12 months, before being relocated elsewhere.

The site was within the Southwater Business Plan area, not the Horsham Blueprint Business Plan, as stated in the report.

The application site was located within the Hop Oast Park and Ride site, west of Worthing Road, outside of any defined built-up area boundary.

The Parish Council had not commented on the application, and no written representations had been received.

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

RESOLVED

That planning application DC/21/0650 be granted subject to the conditions as reported.

The meeting closed at 7.00 pm having commenced at 5.30 pm

CHAIRMAN