

Planning Committee (North)
3 AUGUST 2021

Present: Councillors: Karen Burgess (Chairman), Liz Kitchen (Vice-Chairman), Tony Bevis, Martin Boffey, Toni Bradnum, Peter Burgess, Christine Costin, Brian Donnelly, Ruth Fletcher, Billy Greening, Frances Haigh, Tony Hogben, Lynn Lambert, Richard Landeryou, Gordon Lindsay, John Milne, Colin Minto, Christian Mitchell, David Skipp, Ian Stannard, Claire Vickers, Belinda Walters and Tricia Youtan

Apologies: Councillors: Matthew Allen, Andrew Baldwin, Alan Britten, Roy Cornell, Godfrey Newman, Louise Potter and Stuart Ritchie

PCN/22 **MINUTES**

The minutes of the meeting held on 6 July were approved as a correct record and signed by the Chairman.

PCN/23 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Bevis declared a personal interest for item 6, DC/20/2578 as he used to be a Director of Saxon Weald.

Councillor Donnelly declared a personal interest for item 6, DC/20/2578, as he used to be Vice-Chairman and a Director of Saxon Weald.

Councillor Lindsay declared a personal interest for item 6, DC/20/2578 as he used to be a Director of Saxon Weald.

PCN/24 **ANNOUNCEMENTS**

Members wished Cllr Cornell well with his recovery.

PCN/25 **APPEALS**

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

PCN/26 **DC/20/2578 - THE COBBLERS, HAYES LANE, SLINFOLD**

It was reported that an addendum to the officer's report had been provided to Members prior to the meeting. The addendum stated the following:

- Condition 18 be amended to:-

- 18 Pre-Occupation Condition: Prior to the first occupation of any building within Phase 1 hereby permitted, the parking, turning and access facilities necessary to serve that building shall be implemented in accordance with the approved drawings and shall be thereafter retained as such for their designated use.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- Insertion of new condition:-

Pre-Occupation Condition: Prior to the first occupation of any building within Phase 2 hereby permitted, the parking, turning and access facilities necessary to serve that building shall be implemented in accordance with a strategy plan and drawings to be submitted to and approved in writing by the Local Planning Authority and shall be thereafter retained as such for their designated use. The strategy plan shall include measures to enable the scouts to have access to the two visitor spaces of the residential scheme and permits for use on a first come first served basis.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- Condition 19 be amended to:

- 19 Pre-Occupation Condition: No building within Phase 1 hereby permitted shall be occupied until the cycle parking facilities serving those buildings within Phase 1 have been provided within the side or rear garden or purpose built communal facility for that building. No building within Phase 2 hereby permitted shall be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The cycle parking facilities shall thereafter be retained as such for their designated use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles as an alternative travel option to the use of the car in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The Head of Development & Building Control reported that this application sought full planning permission for the demolition of an existing retirement scheme and the construction of 12 flats with associated car parking and landscaping and outline planning permission for a replacement scout hut.

The application site was within the Built-up Area Boundary of Slinfold and located towards the north end of Hayes Lane. The immediate surroundings

were residential in character and the northern boundary of the site abutted the Slinfold Conservation Area, which contained a number of Listed Buildings.

Slinfold Parish Council had raised an objection to the application. There had been two representations from separate addresses objecting to the application and one letter in support. The applicant and the applicant's architect 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: principle of the development; Scout Hut; housing density and mix; heritage, design and appearance; trees; amenity impacts; highways and access.

Matters for consideration under this outline application were the principle of the development and access, with all other matters reserved for future determination.

RESOLVED

That planning application DC/20/2578 be granted subject to the conditions as reported.

PCN/27 **DC/21/0685 - HOLLY FARM, WINTERPIT LANE, MANNINGS HEATH**

The Head of Development & Building Control reported that this application sought full planning permission for the demolition of existing farm buildings and erection of five new dwellings, with new access and associated landscaping and parking.

The application site was located south of Winterpit Lane within the built-up area boundary of Mannings Heath, adjacent to a row of former farm buildings since converted to housing.

The site was allocated for residential development in the Nuthurst Parish Neighbourhood Plan 2015-2031 and the allocated site formed Policy 3 of the Plan.

Nuthurst Parish Council had supported the application. There had been 30 letters received objecting to the application and one letter of support.

The applicant's agent addressed the Committee in support of the application and 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 development; landscape character; amenity impacts; highways impacts.

Matters for consideration under this outline application were the principle of the development and access, with all other matters reserved for future determination.

Members concluded that the proposal was acceptable with an amendment to condition 8 to ensure no column street lighting would be installed.

RESOLVED

That planning application DC/210685 be granted following an amendment to condition 8, ensuring no column street lighting would be installed, and subject to all other conditions as reported.

PCN/28 **DC/20/2589 - LAND NORTH OF 17 FOXES CLOSE, SOUTHWATER**

This item had been withdrawn from the agenda.

The meeting closed at 6.36 pm having commenced at 5.30 pm

CHAIRMAN