

Planning Committee (North)
2 NOVEMBER 2021

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

Apologies: Councillors: Alan Britten, Peter Burgess, Richard Landeryou, Gordon Lindsay, Colin Minto, Stuart Ritchie and Tricia Youtan

Absent: Councillors: Frances Haigh and Belinda Walters

PCN/37 **MINUTES**

The minutes of the meeting held on 7 September 2021 were approved as a correct record and signed by the Chairman.

PCN/38 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/21/1539, DC/21/0510, DC/21/0511: Councillor Vickers and Councillor Stannard both declared a prejudicial interest in these items as they were Parish Councillors for Southwater and the applicant was Southwater Parish Council. They both withdrew from the meeting and took no part in the determination of these items.

DC/21/0799: Councillor Boffey declared a prejudicial interest in this item as he was the applicant. He withdrew from the meeting and took no part in the determination of this item.

DC/21/1539, DC/21/0510, DC/21/0511: Councillor Olson declared a personal interest in these items as a family member previously attended the setting.

PCN/39 **ANNOUNCEMENTS**

Members welcomed Councillor Olson to his first meeting of the Committee.

PCN/40 **APPEALS**

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

PCN/41 **DC/21/1067 - PLOT C1, OAKHURST BUSINESS PARK, WILBERFORCE**

WAY, SOUTHWATER

The Head of Development & Building Control reported that this application sought permission for a variation of conditions 1 and 25 of previously approved application DC/19/0123, which was for the erection of two employment buildings (one class B1(c) for light industrial use, one for B8 storage use). The variations would allow for amendments to the boundary treatments and changes to the hours of operation.

The application was a resubmission of application DC/21/0087, which had been refused by the Committee in June because of the detrimental impact that the proposed extended opening hours would have had on the amenities of neighbouring occupiers (Minute No PCN/11 (08.06.21) refers).

Members were advised that the wording to Condition 25 (hours of operation), as set out in the report, had since been simplified to reflect the original wording of condition 25, and the presentation detailed this revised wording.

The current application sought to overcome the reason for refusal with the removal of unrestricted internal 24 hour operations and an increase of 0.4 metres to the height of the acoustic fence to provide additional protection to the private amenities of dwellings on Martindales.

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.

The Parish Council objected to the application. There had been 18 representations objecting to the application including one relating to noise disturbance received after publication of the report.

One member of the public spoke in objection to the application and the applicant's agent addressed the Committee in support of the proposal.

Members considered the consultees' responses and the officer's planning assessment, which included the following key issues: the principle of development; the need for variation of hours of operation; and amenity impacts.

Members discussed their concerns regarding the amenity impacts of the proposal on neighbouring residents, and weighed these against the potential benefits to the local economy.

Members considered that, with further marketing, the units could be let with the current hours of operation and there was concern that by extending the hours a precedent could be set for other units within the business park. There was also concern that it would not be possible to control the type of noise that future occupiers of the units might generate.

Members therefore concluded that the reasons for refusal of application DC/21/0087 had not been overcome.

RESOLVED

That planning application DC/21/1607 be refused for the following reasons:

The proposed alteration to the hours of operation condition would result in significant harm to the amenities of neighbouring occupiers by way of noise and disturbance that would not outweigh the benefits, contrary to policy 33 of the Horsham District Planning Framework (2015).

PCN/42 **DC/21/1539 - LAND AT EASTEDS BARN, EASTEDS LANE, SOUTHWATER**

The Head of Development & Building Control reported that this application sought retrospective permission for the change of use of 67 square metres of public open space so that it can be used by children attending the day nursery at Easteds Barn. An area of 559 square metres east and west of Easteds Barn, which currently has permission for use by the nursery, would be retained as public open space. The application included planting at Nutham Lane open space to compensate for a stretch of mature hedging that had been removed from the 67 square metres site.

Since publication of the report, officers recommended that the 1.1m height restriction on proposed shrub planting within the amended planting plan be removed and the wording of condition amended accordingly to reflect the original planting plan.

The application site was located within the built-up area of Southwater adjacent to Nutham Lane open space. There was a range of dwellings around this space. The site bordered the Easteds Barn site and included an area of grassy open public space.

There had been 12 representations from nine households objecting to the application. Since resubmission of the planting plan to include a height restriction on the shrub planting, a further two objections had been received and since publication of the report a further 11 objections, from seven households, relating to the hedge height restriction had been received.

Two members of the public spoke in objection to the application and the applicant and applicant's agent addressed the Committee in support of the proposal.

Members considered the consultees' responses and the officer's planning assessment, which included the following key issues: the principle of

development; design and appearance; impact on heritage assets; neighbouring amenity; landscape and trees; and ecology.

Members discussed the need to ensure the additional planting was appropriately positioned and maintained so that biodiversity was allowed to flourish whilst concerns about safety were met. It was therefore proposed that Condition 2 relating to a Biodiversity Planting Strategy be agreed in consultation with Local Member Councillor Billy Greening, the other Local Member having declared a prejudicial interest.

RESOLVED

That planning application DC/21/1539 be granted subject to:

- (i) an amendment to Condition 2 so that the Biodiversity Planting Strategy be agreed in consultation with the Local Member.
- (ii) Condition 3 reverts to the original planting plan not the revised planting plan.

Regulatory Condition: All planting works shall be carried out in accordance with the details contained in the Planting Plan 07 (Decimus Designs, received 22 July 2021) within the first planting season following the approval of planning permission. Any 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: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

PCN/43 **DC/21/0510 - EASTEDS BARN, EASTEDS LANE, SOUTHWATER**

The Head of Development & Building Control reported that this application sought retrospective permission for the erection of an external bin store.

The application site was located within the built-up area of Southwater adjacent to Nutham Lane open space.

The applicant and applicant's agent addressed the Committee in support of the proposal.

Members considered the consultees' responses and the officer's planning assessment, which included the following key issues: the principle of development; design and appearance; impact on heritage assets; and neighbouring amenity.

RESOLVED

That planning application DC/21/0510 be granted subject to the conditions as reported.

PCN/44 **DC/21/0511 - EASTEDS BARN, EASTEDS LANE, SOUTHWATER**

The Head of Development & Building Control reported this application sought retrospective permission for the erection of a covered play area within the north eastern boundary of Easteds Barn.

The application site was located within the built-up area of Southwater adjacent to Nutham Lane open space.

The applicant and applicant's agent addressed the Committee in support of the proposal.

Members considered the consultees' responses and the officer's planning assessment, which included the following key issues: the principle of development; design and appearance; impact on heritage assets; and neighbouring amenity.

RESOLVED

That planning application DC/21/0511 be granted subject to the conditions as reported.

PCN/45 **DC/21/1364 - ST PETER'S HALL, THREE ACRES, HORSHAM**

The Head of Development & Building Control reported that this application sought part-retrospective permission for alterations to the buildings at St Peters Hall. These included; construction of a new roof, installation of solar panels, an air source heat pump and installation of rooflights and windows.

The application site was located within the built-up area of Horsham and owned by Horsham District Council. It related to a cluster of community centre buildings sited on the western side of Three Acres on the junction to Blackbridge Lane.

The Parish Council raised no objection to the application. No letters of representation had been received.

Members considered the consultees' responses and the officer's planning assessment, which included the following key issues: design and appearance; amenity impact; climate change; and the loss of one car parking space and the addition of two cycle parking stands.

RESOLVED

That planning application DC/21/1364 be granted subject to the conditions as reported.

PCN/46 DC/21/0799 - 54 MERRYFIELD DRIVE, HORSHAM

The Head of Development & Building Control reported that this application sought permission for the conversion of the loft to form habitable living space, creation of dormer to side elevation, installation of rooflights to side and front, and amended and additional fenestration works.

The application site was located in Merryfield Drive Horsham within the built up area of Horsham.

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

Members considered the consultees' responses and the officer's planning assessment, which included the following key issues: design and appearance, and the impact on neighbouring amenity.

RESOLVED

That planning application DC/21/0799 be granted subject to the conditions as reported.

PCN/47 DC/21/0127 - LOWER TOAT BARN, FIVE OAKS ROAD, SLINFOLD

The Head of Development & Building Control reported that this application sought permission for erection of a single storey side extension with associated internal modifications.

The application site is a barn conversion located on the northern side of Five Oaks Road. The building is set in open countryside, characterised by sporadic

residential development. It is set outside any built-up area boundary and in a countryside location.

The Parish Council objected to the application. There were 10 public representations objecting to the application.

The applicant addressed the Committee in support of the proposal.

Members considered the consultees' responses and the officer's planning assessment, which included the following key issues: design and appearance, and impact on neighbouring amenity,

RESOLVED

That planning application DC/21/0127 be granted subject to the conditions as reported.

The meeting closed at 7.48 pm having commenced at 5.30 pm

CHAIRMAN