

Planning Committee (North)
10 JANUARY 2023

Present: Councillors: John Milne (Chairman), Clive Trott (Vice-Chairman), Matthew Allen, Toni Bradnum, Alan Britten, Karen Burgess, Peter Burgess, Ruth Fletcher, Billy Greening, Tony Hogben, Liz Kitchen, Lynn Lambert, Richard Landeryou, Tim Lloyd, Colin Minto, Christian Mitchell, Jon Olson, Louise Potter, Stuart Ritchie, David Skipp, Ian Stannard, Claire Vickers and Belinda Walters

Apologies: Councillors: Andrew Baldwin, Tony Bevis, Martin Boffey, Christine Costin, Gordon Lindsay, Sam Raby and Tricia Youtan

PCN/41 **MINUTES**

The minutes of the meeting held on 6 December 2022 were approved as a correct record and signed by the Chairman.

PCN/42 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/43 **ANNOUNCEMENTS**

There were no announcements.

PCN/44 **APPEALS**

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

PCN/45 **DC/22/0708 LAND PARCEL AT 521897 SANDYGATE LANE, LOWER BEEDING**

The Head of Development & Building Control reported that this application sought full planning permission for the erection of 22 dwellings with associated landscaping, parking and new access point from Sandgate Lane.

Planning permission would be subject to appropriate conditions and the completion of a Section 106 Legal Agreement.

The site is located to the north-west of Lower Beeding, adjoining and partly in the defined built up area boundary of the village. Lower Beeding is located

approximately 3.5 miles southeast of Horsham and is on the peripheries of the High Weald Area of Outstanding Natural Beauty.

The wider area is characterised by residential housing within the village to the south east and wider countryside to the north and west. The recent Trinity Fields development is located opposite the site comprising 31 homes.

Since the publication of the committee report an amendment was made to paragraph 6.5 where the latest Authority Monitoring Report (AMR) from December 2022 amended the Councils housing land supply from 4 years to 3 years.

During three consultation periods a total of 37 letters of representation had been received objecting to the proposal. The Parish Council objected to the proposal.

Members noted the planning history of the application.

One speaker spoke in support of the application.

Members acknowledged the site was selected for housing development in the emerging Neighbourhood Plan however were concerned the plan had not been fully approved. Officers advised the application needed to be considered under current planning policy, the plan had been examined and recommended to proceed to referendum and this held significant weight in decision making.

Consideration was also given to proposed increases in traffic, parking requirements on the development and water neutrality.

Members discussed the proposed pedestrian footpath link and connectivity of the site to the village and local neighbourhood. It was felt that improvements could be further pursued eastwards from the site.

It was therefore proposed and seconded to explore the feasibility of including an additional pedestrian link from the site towards the eastern boundary.

RESOLVED

That application DC/22/0708 be approved subject to the completion of a Section 106 Legal Agreement and delegated to the Head of Building & Development Control subject to further exploration of a pedestrian link eastwards from the site in consultation with local Members, Chairman and Vice Chairman of Planning North Committee.

PCN/46 **DC/21/2028 HORSHAM CAR CENTRE, 264A CRAWLEY ROAD, HORSHAM**

The Head of Development & Building Control reported that this application sought planning permission for change of use of the car showroom (sui generis) to a retail unit (Class E (a)) with extensions to the ground floor and associated parking.

The application site is located to the east of Crawley Road within the built up area boundary of Horsham. The site comprises a vacant single storey building used previously as a car showroom set back from the road. Access is provided by an existing dropped kerb along the road frontage, with two storey semi detached properties located to the south of the site.

Consideration of DC/21/2028 was returned to committee following a judicial review where the Councils decision was quashed.

Members noted the planning history of the site.

Since the publication of the Committee report a further objection had been received regarding traffic, congestion and parking concerns.

25 letters of objection had been received from 6 individual addresses. The Parish Council raised no objections in principle to the proposal.

Three speakers spoke in objection to the proposal and the agent spoke in support.

Discussion considered both items DC/21/2028 and DC/22/0785 which was also determined at this meeting.

Members acknowledged the proposal would provide some economic and social benefits to the area.

It was however strongly felt that the proposal was too big, parking provision for the site was inadequate and there were substantial road safety concerns. West Sussex County Council had undertaken a Road Safety Audit and deemed the site acceptable however Members felt the proposal was sited on a dangerous junction and traffic flow would greatly increase on an already busy road.

It was therefore proposed and seconded to refuse the application.

RESOLVED

That application DC/21/2028 be refused for the following reasons:

- 1) The proposed development would provide an inadequate level of off-street parking, to the detriment of neighbour amenity, contrary to Policies 33 and 41 of the Horsham District Planning Framework (2015).

- 2) The proposal would result in overdevelopment of the site and would have a harmful impact on the amenity, character and appearance of the area, contrary to Policy 33 of the Horsham District Planning Framework (2015).

PCN/47 **DC/22/0785 HORSHAM CAR CENTRE, 264A CRAWLEY ROAD, HORSHAM**

The Head of Development & Building Control reported that this application sought full planning permission for the change of use of the car showroom (sui generis) to a retail unit (Class E (a)) with extensions to the ground floor and associated parking.

The proposal would include single storey extensions to the southern and eastern elevations, alterations to the external fenestration and internal alterations. An ATM was proposed as an addition to the front elevation.

The application site is located to the east of Crawley Road within the built up area boundary of Horsham. The site comprises a single storey building used previously as a car show room set back from the road. Access is provided by an existing dropped kerb along the road frontage, with two semi detached properties located to the south of the site.

Members noted the planning history of the site.

14 letters of objection had been received from 6 individual addresses. The Parish Council raised no objections in principle to the proposal.

Three speakers spoke in objection to the proposal and the agent spoke in support.

Discussion considered both items DC/22/0785 and DC/21/2028 which was also determined at this meeting.

Members acknowledged the proposal would provide some economic and social benefits to the area.

It was however strongly felt that the proposal was too big, parking provision for the site was inadequate and there were substantial road safety concerns. Members felt even though hours of operation would be restricted for the proposed ATM it would attract additional traffic with insufficient parking.

West Sussex County Council had undertaken a Road Safety Audit and deemed the site acceptable however Members felt the proposal was sited on a dangerous junction and traffic flow would greatly increase on an already busy road.

It was therefore proposed and seconded to refuse the application.

RESOLVED

That application DC/22/0785 be refused for the following reasons:

- 1) The proposed development would provide an inadequate level of off-street parking, to the detriment of neighbour amenity, contrary to Policies 33 and 41 of the Horsham District Planning Framework (2015).
- 2) The proposal would result in overdevelopment of the site and would have a harmful impact on the amenity, character and appearance of the area, contrary to Policy 33 of the Horsham District Planning Framework (2015).

The meeting closed at 7.30 pm having commenced at 5.30 pm

CHAIRMAN