

Planning Committee (North)
6 JUNE 2023

Present: Councillors: Peter van der Borgh (Chairman), Tony Bevis (Vice-Chairman), Colette Blackburn, Martin Boffey, James Brookes, Len Ellis-Brown, Nigel Emery, Ruth Fletcher, Kasia Greenwood, Warwick Hellowell, Tony Hogben, Alex Jeffery, Liz Kitchen, Dennis Livingstone, Jay Mercer, John Milne, Colin Minto, Jon Olson, Sam Raby, David Skipp, Jonathan Taylor, Clive Trott, Mike Wood and Tricia Youtan

Apologies: Councillors: Chris Franke, Anthony Frankland, Nick Grant and Richard Landeryou

PCN/4 **MINUTES**

The minutes of the meeting held on 4 April and 24 May were approved as a correct record and signed by the Chairman.

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

DC/22/2313 Councillor Jon Olson declared a personal interest in this item as he knew an acquaintance near the property.

DC/22/2313 Councillor Len Ellis-Brown declared a personal interest in this item as he is a Parish Councillor for Pulborough and has been involved in the development of the Neighbourhood Plan.

DC/22/2368 Councillor Ruth Fletcher declared a personal interest in this item as she had been greatly involved in the application. She spoke as a Ward Councillor and left the room for the debate and vote.

PCN/6 **ANNOUNCEMENTS**

There were no announcements.

PCN/7 **APPEALS**

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

PCN/8 **DC/22/0096 ROUNDSTONE PARK, WORTHING ROAD, SOUTHWATER**

The Head of Development & Building Control reported that this application sought permission for the erection of 36 two-storey retirement living apartments and six retirement cottages, including a Lodge Manager's office, communal facilities, a guest suite, parking and landscaping.

The planning application was considered at the April Planning North committee and deferred to explore options for further pedestrian improvements to Worthing Road and consider more disabled and visitor parking spaces.

Amended details had been submitted to address the deferral reasons to include three additional parking spaces amounting to 28 spaces, of which six were allocated for disabled/accessible and one for visitors.

The application site was located within the built-up area of Southwater, north of the village centre. It comprised the former sales and servicing area for Roundstone Caravans, which had vacated the site. The vehicular access provided access to the Park Homes site to the east.

Since the April Planning North Committee, two additional objections had been received to the proposal.

A representative of the Parish Council was broadly supportive but raised a number of concerns to aspects of the application.

Members acknowledged that some points raised at the April committee had been addressed. A number of concerns were still raised regarding the number of visitor parking spaces provided on the development site and the risk of overspill parking and increased traffic issues on nearby Worthing Road.

West Sussex County Council Highways had investigated the site and advised that a zebra crossing or yellow lines were not feasible in this location nor a new pedestrian refuge island. Members felt if the application was approved regular parking assessments should take place and yellow lines introduced if necessary.

It was also felt that although the additional parking spaces provided were welcomed, the provision of additional visitor parking spaces was important and should be incorporated as an amendment to condition 21 to provide an amended parking layout plan.

Members also discussed the importance of providing appropriate numbers of new tree provision on and off site which the Parish representative had also raised.

In accordance with the Southwater Neighbourhood Plan Policy (SNP18) a minimum of 42 new trees should be provided on site and it was agreed that an amendment to condition 16 (landscaping) would be added.

RESOLVED

That Planning Application DC/22/0096 be approved in accordance with Officer recommendation and subject to completion of a Section 106 Legal Agreement and the following:

- (i) A post occupation obligation in the legal agreement to undergo parking surveys on the immediate section of Worthing Road to assess the impact of the proposed development. To amend the TRO to provide yellow lines, if required as a result of the surveys.
- (ii) To amend the Condition 16 (landscaping) to require a minimum of 42 new trees to be provided. Reason for condition to refer to Southwater Neighbourhood Plan Policy SNP18.
- (iii) To amend Condition 21 to state that, notwithstanding the submitted details, an amended vehicle parking layout is to be submitted indicating additional visitor spaces.

PCN/9 **DC/22/2313 SUSSEX HOUSE, NORTH STREET, HORSHAM**

The Head of Development & Building Control reported that this application sought to amend Variation of Condition 1 relating to the external elevations of the property of previously approved application DC/21/0207. DC/21/0207 was for the construction of two ground floor flats with associated alterations including external alterations to the additional floor approved under DC/21/0236.

Following the granting of permission for DC/21/0207 works had not been completed in accordance with the planning permission and this current application sought retrospective permission to retain the appearance of the building and car park areas with some proposed additional work to improve the building appearance.

Since publication of the report concurrent application DC/23/0576 had been submitted for amendments to consider the principle of the additional floor with increased height and this was approved.

The application site related to a four-storey building on the south-eastern side of North Street, Horsham converted into 30 flats with car parking. The front elevation into North Street includes balconies and top floor flats include balconies to the side. The surrounding area is characterised by residential and commercial buildings and properties.

The Neighbourhood Council and Horsham Society objected to the proposal. There had been 12 representations received from 9 separate households objecting to the proposals.

The agent spoke in support of the application and three speakers spoke in objection.

Members acknowledged that residents had been greatly affected by the multiple applications, appeals and disruption on the site and greater consultation should have taken place with the council's planning department.

It was felt that even though the balcony screen panels were 1.65 metres high and restricted some overlooking, neighbouring residents were affected with the balconies being used as outdoor amenity areas. Concerns were raised regarding sound, noise and outdoor lighting and it was felt the balconies were out of keeping for the area.

It was proposed and seconded to refuse the application.

RESOLVED

That planning application DC/22/2313 be refused contrary to officer recommendation for the following reason:

The south west facing balconies serving the top floor, result in overlooking and a noise impact resulting in loss of amenity to the adjacent residents on Norfolk Road, contrary to Policy 33 of the Horsham District Planning Framework 2015.

PCN/10 **DC/23/0338 ACACIA HOUSE, 110 MANOR FIELDS, HORSHAM**

The Head of Development and Building Control reported that this application sought planning permission to convert an existing eight bedroom dwelling in to four one-bedroom self-contained flats for supported living for adults (C3 use).

Each flat would have a living room, kitchen, bedroom and wet room/bathroom. A staff area consisting of an office and staff WC would be accessed via a new door on the southern elevation and it was anticipated that residents would be supported by four staff during the day and two overnight.

Some minor elevation amendments were proposed to the dwelling and the existing brick paved driveway extended to provide additional parking spaces for four-five cars. An existing shed would be removed and a bin store created.

The site is located within the Built-Up-Area boundary of Horsham. To the south of the site across the road is Owlbeech and Leechpool Woods which fall within the High Weald Area of Outstanding Natural Beauty.

The Parish Council objected to the proposal and eleven letters of objection had been received from eight addresses.

Since the publication of the committee report further comments had been received from the NHS Integrated Care Board for Sussex and West Sussex County Council Adults and Health Directorate both supporting the application.

Two representatives from the Charity providing the assisted living spoke in support of the proposal.

Members were broadly supportive of the proposal and recognised the need for accommodation to support independent living. Concerns were raised regarding the proposed plans for parking, however West Sussex County Highways regarded the 4-5 spaces available on the site sufficient for the proposal without a significant impact on the local neighbourhood.

A number of Members felt that cycle parking facilities located in the rear garden of the proposal were inaccessible to users and wanted these re-considered as a condition if the application was approved.

RESOLVED

That DC/23/0338 be approved in accordance with Officer recommendation subject to the following:

Amendment to Condition 6 (Cycle Parking) to state: not withstanding submitted details, amended details of cycle parking to be submitted to be agreed by Local Planning Authority in consultation with local Members.

PCN/11 **DC/23/0354 MORRISWOOD, OLD HOLBROOK, HORSHAM**

This application was withdrawn.

PCN/12 **DC/22/2368 PARK PLACE, HORSHAM**

The Head of Development & Building Control reported that this application sought planning permission for an enclosed bin store and associated soft landscaping for Piries Place Car Park.

The bin store would serve the adjoining flats at Burton's Court, Horsham and located in Park Place sited next to Piries Place car park. The bin store would be brick built with 2.5 high walls, no roof was proposed. Landscaping was

proposed in the vicinity of the bin store to include box level planters and a new tree.

The site is located within Horsham town centre directly adjacent to Piries Place car park, the bin stores would serve 33 adjoining flats. The site is close to a number of shops and other services along Park Place as well as residential flats above the shops.

Since the publication of the committee report Condition 6 was amended to read that details of any lighting were required not just internal lighting.

Following amended plans, the Neighbourhood Council raised no objection to the proposal. Two representations of objection and one letter of support had been received from local residents.

One speaker spoke in objection at the meeting.

Members acknowledged that local business and residents of Burton's Court had endured huge disruption over the last few years whilst Piries Place Car Park was built. Current bin arrangements were not suitable and other alternative options had been considered however were not appropriate.

Members accepted the proposal would provide a functional permanent structure and landscaping proposals would blend into the wider street scene. The new bin store would also result in the removal of the current poorly located and unsightly bins.

RESOLVED

That DC/22/2368 be approved in accordance with officer recommendation and the following:

Amend Condition 6 (lighting) to remove the word 'internal'.

The meeting closed at 8.13 pm having commenced at 5.30 pm

CHAIRMAN