

Planning Committee (North)
3 OCTOBER 2023

Present: Councillors: Peter van der Borgh (Chairman), Colette Blackburn, Martin Boffey, Len Ellis-Brown, Nigel Emery, Ruth Fletcher, Chris Franke, Anthony Frankland, Nick Grant, Tony Hogben, Alex Jeffery, Liz Kitchen, Richard Landeryou, Dennis Livingstone, Jay Mercer, John Milne, Colin Minto, Jon Olson, David Skipp, Jonathan Taylor, Mike Wood and Tricia Youtan

Apologies: Councillors: Tony Bevis, James Brookes, Kasia Greenwood, Warwick Hellawell, Sam Raby and Clive Trott

PCN/38 **MINUTES**

The minutes of the meeting held on 5 September were approved as a correct record and signed by the Chairman.

PCN/39 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/22/2257 Councillor Martin Boffey declared a personal interest in the item as he is a coach for Horsham Tigers Football Club who had written to the council in support of the application.

DC/22/2257 Councillors John Milne and Jon Olson declared personal interests in the item as they were both Members of Forest Neighbourhood Council but they did not sit on the planning sub committee

DC/23/0354 Councillor Tony Hogben declared a personal and pecuniary interest in the item as he was the applicant. He withdrew from the meeting and did not take part in the discussion or vote.

PCN/40 **ANNOUNCEMENTS**

There were no announcements.

PCN/41 **APPEALS**

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

PCN/42 **DC/22/2257 HORSHAM YMCA FOOTBALL CLUB, GORINGS MEAD, HORSHAM**

The Head of Development & Building Control reported that this application sought full planning permission for the conversion of existing grass pitch at the Horsham YMCA Football Club to an Artificial Grass Pitch (AGP) surface with new perimeter paths, fencing, floodlighting and goal storage area.

Since the publication of the report it was noted that The Horsham Blue Print Neighbourhood Forum had submitted a letter largely in support of the proposal.

The application site is located within the Built-up Area Boundary of Horsham, approximately 0.5km from the town centre. The site is occupied by the YMCA Football Club, and is accessed at the southern end of Gorings Mead, a residential no through road off of the A281 Brighton Road.

There are 4 trees subject to Tree Preservation Orders (TPOs) within the grounds of the YMCA Football Club and a T10 classified Veteran Ash tree with TPO located to the southwest boundary corner which would be impacted by the proposed development as it sits below the existing football pitch.

Members noted the planning history of the application.

Forest Neighbourhood Council objected to the proposal.

71 letters of support had been received in connection to the proposal (of which 15 had been submitted from outside Horsham District) and 21 letters objected.

Three speakers spoke in support of the application at the meeting.

Members acknowledged the proposal would provide a number of benefits to the local community by providing another 3G football pitch in the district, increasing usage of the club and enabling access to a number of diverse local groups to benefit from the facility.

Consideration was also given to concerns raised by local residents who felt that there would be a potential increase in traffic to the site however West Sussex County Highways had raised no objections.

Members were concerned that the loss of the healthy T10 Veteran Ash tree would be detrimental to the local area and considered whether the benefits of the proposal would outweigh the loss of the tree.

It was noted however that this decision would be against the overarching NPPF policy where removal of such trees would need to be in "wholly exceptional circumstances" for this proposal to be considered acceptable.

After debate, Members felt that further information was required to make a more informed decision.

Clarity was required on the viability and the future of the club if the 3G pitch was not provided. It was also suggested that further options should be considered regarding the construction of the proposed retaining wall which could have a less detrimental effect on the Veteran Ash tree. Members also felt that consideration should be given to appropriate conditions should the application be approved.

It was therefore proposed and seconded to defer the application.

RESOLVED

That application DC/22/2257 be deferred to consider the viability and future of the club in respect of the provision of the 3G pitch and to consider methods for a less invasive means of providing the proposed retaining wall and to allow consideration and formulation of appropriate conditions should the application be approved.

PCN/43 **DC/21/2172 LAND SOUTH OF EAST STREET, RUSPER**

The Head of Development & Building Control reported that this application sought permission for the erection of 6 three bed dwellings (which would include one retirement property), with associated garages, new access drive and landscaping works. The application was a resubmission of DC/20/2454.

The application site is an area of open grassland/paddock located to the south of East Street, located outside of the defined built up area of Rusper and considered to be located in the countryside.

The Parish Council objected to the proposal and 1 letter of objection had been received.

Members noted the planning history of the application.

Ward Members opposed the proposal and discussed its location outside of the Built Up Area Boundary (BOAB), concern regarding the length of new access drive and lack of consideration given to the Neighbourhood Plan.

The proposal was however considered proportionate in scale, sustainable in its location and development and would be water neutral.

Members were reminded the Council was currently unable to demonstrate a five-year housing land supply and Local Plan so decisions had to be made within the current planning framework.

Members also identified that West Sussex County Council Fire & Rescue had advised the nearest fire hydrant to the proposal was below the recommended distance. It was felt that an additional condition to rectify this should be added if the application was approved.

It was therefore proposed and seconded to add an additional condition to the application relating to the fire hydrant.

RESOLVED

That application DC/21/2172 be approved in accordance with Officer recommendation subject to completion of a Section 106 Legal Agreement and conditions set out in the report with an additional condition relating to the fire hydrant.

PCN/44 **DC/23/0354 MORRISWOOD, OLD HOLBROOK, HORSHAM**

The Head of Development & Building Control reported that this application sought to vary condition 3 of previously approved DC/18/1921 to extend the opening hours of the swimming pool during the week. It was also proposed to allow opening of the swimming pool on Bank Holidays.

The application sought to extend the approved opening hours to 07:00 to 21:00 Monday to Sunday including Bank Holidays.

The site forms part of the residential property known as Morriswood, which is situated on the western side of Old Holbrook Road. It sits amongst sporadic development north of the A264 and the nearby settlement of Horsham.

The Parish Council raised no objection to the proposal and one letter of support and one letter of objection had been received.

Members felt the proposed extended opening hours were considered acceptable and would not result in harm to local neighbours.

RESOLVED

That planning application DC/23/0354 be approved subject to the conditions as reported.

PCN/45 **DC/23/1358 79 TRAFALGAR ROAD, HORSHAM**

The Head of Development & Building Control reported that this application sought permission for the demolition of existing single storey rear extension and the erection of a single storey rear extension with associated alterations.

The site is a semi-detached dwelling with one off-street parking space, located within the built-up area of Horsham.

No representations had been received regarding the application.

Members were supportive of the application.

RESOLVED

That planning application DC/23/1358 be approved subject to the conditions set out in the report.

The meeting closed at 7.23 pm having commenced at 5.30 pm

CHAIRMAN