

Planning Committee (North)
6 FEBRUARY 2024

Present: Councillors: Peter van der Borgh (Chairman), Tony Bevis (Vice-Chairman), Len Ellis-Brown, Nigel Emery, Ruth Fletcher, Anthony Frankland, Kasia Greenwood, Warwick Hellawell, Tony Hogben, Alex Jeffery, Liz Kitchen, Richard Landeryou, Dennis Livingstone, Jay Mercer, John Milne, Colin Minto, Sam Raby, David Skipp, Jonathan Taylor, Clive Trott and Tricia Youtan

Apologies: Councillors: Colette Blackburn, Martin Boffey, James Brookes, Chris Franke, Nick Grant and Jon Olson

PCN/59 **MINUTES**

The minutes of the meeting held on 5th December 2023 were approved as a correct record and signed by the Chairman.

PCN/60 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/23/0980 Councillor Liz Kitchen declared a non-pecuniary interest as she knew the applicant.

DC/23/1566 Councillor Anthony Frankland declared an interest in the item as he lives on the same street as the application site.

DC/23/1566 Councillor Jay Mercer declared an interest in the item as he is the Chair of an Academy trust that has a special educational needs school in the area and the applicant could be considered a potential competitor.

PCN/61 **ANNOUNCEMENTS**

There were no announcements.

PCN/62 **APPEALS**

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

PCN/63 **DC/23/0980 HOLMBUSH FARM, CRAWLEY ROAD, FAYGATE**

The Head of Development and Building Control reported that this application sought planning consent for a change of use from a Class E tearoom to a Class E restaurant / cafe with ancillary hot food takeaway. In addition, the proposal sought to increase operating hours to 09:00-23:00 Monday to Sunday, including bank holidays.

The application site comprised of a single storey building within the wider Holmbush Farm holding, which lied on the southern side of the A264, and included a cluster of agricultural farm buildings and barns, surrounded by pastureland.

367 letters of representation supporting the application were received. One letter of representation was received that neither objected nor supported the proposal and 92 letters of representation were received objection to the proposal.

The Parish council objected to the application.

The applicant spoke in support of the proposal, one member of the public spoke in objection to the proposal and read out a statement on behalf of another registered speaker.

Members raised concerns regarding the traffic management plan, opening hours and noise.

RESOLVED

That planning application DC/23/0980 be refused contrary to the officer recommendation, for the following reason: -

The development, by reason of the proposed opening hours, would have an unacceptable impact on amenity by reason of an increased level of activity and would not represent sustainable development, contrary to Policies 26, 33 and 40 of the Horsham District Planning Framework (2015).

PCN/64 **DC/23/1566 VINCENT HOUSE, 31 NORTH PARADE, HORSHAM**

The Head of Development and Building Control reported that this application sought planning permission for the change of use of the building and associated land to a Special Education Needs (SEN) school, along with a two-storey link extension, multi-use games area, and associated parking, access and landscaping.

The application site is located to the west of North Parade, within the designated built-up area boundary of Horsham.

30 representations were received objecting to the application. One representation was received in support and 18 representations were received, neither objecting nor supporting the proposal.

The Parish Council and three members of the public spoke in objection to the proposal. The agent spoke in support of the application.

Members raised concerns regarding the acoustic boundary fence, lighting, school related traffic and noise outside of school hours.

RESOLVED

That DC/23/1566 be delegated to the Head of Development and Building Control to approve planning permission subject to the agreement with Local Members of an additional condition to control hours of use for the MUGA.

Additional Informatives to be added as follows: -

- The applicant is encouraged to discuss the possibility of a new pedestrian crossing to be provided on North Parade with West Sussex County Council Highways.
- The applicant is advised that the Travel Plan required by condition 7 should include measures to monitor the impact of the use on surrounding parking provision, and appropriate recommendations to address any identified adverse impact(s).
- The applicant is advised that the details of external lighting, as required by conditions 8 and 17, should be low-level and limited to school opening hours.

PCN/65 **DC/23/1895 SPINNINGWOOD FARM, BURNTHOUSE LANE, LOWER BEEDING**

The Head of Development and Building Control reported that this application sought planning permission to extend the building upwards, with the provision of a pitched roof extending to a height of 6.2m. The proposal would increase the eaves height of the main building by 1.8m, with an alteration to the mono-pitch of the smaller projection that would increase its height to 4.2m. The application would include the provision of roof lights, 14 parking spaces and an electric vehicle charging station

13 representations were received objecting to the proposal and the Parish Council objected to the proposal.

The applicant spoke in support of the application. Two members of the public spoke in objection to the application and a statement was read on behalf of a registered speaker also objecting to the application.

Members raised concerns regarding subdivision of the building on site leading to increased traffic movements. It was however advised that additional conditions could be put in place to ensure this would not happen should the application be approved.

RESOLVED

That DC/23/1895 be approved, in accordance with officer recommendation, subject to the following additional condition: -

Regulatory Condition: The premises hereby permitted shall not be subdivided or otherwise increased in floorspace without the prior consent of the Local Planning Authority by way of a formal application.

Reason: To ensure the development is water neutral and avoid an adverse impact on the Arun Valley SAC / SPA and Ramsar sites, and in the interests of amenity, in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

The meeting closed at 7.52 pm having commenced at 5.30 pm

CHAIRMAN