



Planning Committee (North) 21st March 2017

DC/16/2855 : The Holbrook Club, North Heath Lane

Additional Representations Received:

Two additional representations of objection have been received. The grounds of objection are as follows:

- To remove a leisure facility in a built up area to fund a failed football club tax bill is a total lack of vision bearing in mind the amount of housing already approved in the surrounding areas with no leisure facilities to support them.
- Excessive car movements in Jackdaw lane which has issues already from parking and car volumes. This will also lose a vital amenity from Holbrook club.

Southwater Parish

The Parish have made the following additional comments:

- Continued concerns about the affordable homes element and one/third and two/thirds element contained in the report for claw back with no known monetary values.

HDC Air Quality Officer: No objection subject to a condition requiring details of a scheme to improve air quality.

Officer Response:

The additional objections received do not raise any material considerations which have not already been considered in the committee report.

In relation to the Air Quality Officer comments, it is considered that in this sustainable location near to Horsham town centre, additional measures to encourage green methods of travel are not required.

Conditions:

The applicant has requested that the standard time condition (Condition 2) is amended to allow 4 years for commencement of works. This is in light of the requirement that no works shall commence at the Holbrook site until the approved 3G pitches are in place and available for community use at the new ground at Horsham Golf and Fitness. Given the requirement, the amendment to allow 4 years for implementation is considered appropriate.

Additional conditions to protect the amenity of 44 Brook are outlined below. The conditions require the submission of details relating to windows and replacement fencing to be submitted and agreed in writing by the Local Planning Authority.

23. Pre-occupation Condition: Prior to the first occupation of any of the dwellings at plots 37, 38, 39 and 40, details of replacement fencing with the boundary of 44 Brook Road shall be submitted to and approved by the Local Planning Authority. The fencing shall be

implemented as approved prior to the occupation of the dwellings at plots 37, 38, 39 and 40 and thereafter retained as such.

Reason: To protect the amenity of 44 Brook Road and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

24. Pre-occupation Condition: Prior to the first occupation of any of the dwellings at plots 37, 38 and 39, details of the first floor rear bow windows of these units shall be submitted to and approved by the Local Planning Authority. The details will indicate that the bow windows shall be fitted with fixed shut obscure glazing to the windows facing north east to stop overlooking of 44 Brook Road. The windows shall be implemented as approved prior to the occupation of the dwellings at plots 37, 38 and 39 and thereafter retained as such.

Reason: To protect the amenity of 44 Brook Road and in accordance with Policy 33 of the Horsham District Planning Framework (2015).