

Planning Committee (North)
1 AUGUST 2017

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), John Bailey, Andrew Baldwin, Toni Bradnum, Peter Burgess, John Chidlow, Leonard Crosbie, Billy Greening, Godfrey Newman, Brian O'Connell, Stuart Ritchie, Simon Torn, Claire Vickers and Tricia Youtan

Apologies: Councillors: Alan Britten, Roy Cornell, Christine Costin, Jonathan Dancer, Matthew French, Tony Hogben, Adrian Lee, Christian Mitchell, Josh Murphy, Connor Relleen and David Skipp

PCN/24 **MINUTES**

The minutes of the meeting of the Committee held on 4 July were approved as a correct record and signed by the Chairman.

PCN/25 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Liz Kitchen – Personal – DC/17/0587

Councillor Brian O'Connell – Prejudicial – DC/17/0967

PCN/26 **ANNOUNCEMENTS**

There were no announcements.

PCN/27 **APPEALS**

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

PCN/28 **DC/17/0587 - HOLMBUSH FARM, CRAWLEY ROAD, FAYGATE (WARD: RUSPER AND COLGATE) APPLICANT: MR GILES CHATER**

The Head of Development reported that this application sought permission for temporary change of use to allow for 'Tough Mudder' outdoor activity events to be held for up to three days per year. Four weeks of engineering operations prior to the event would be needed to create the obstacle course for the participants, and two weeks after the event to restore the site. The Tough Mudder event therefore required up to eight weeks use of the site, with the event itself lasting three days.

The 2017 event was scheduled for Saturday 16, Saturday 23 and Sunday 24 September. It was anticipated that this annual event would take place up to

and including 2020 when the rental agreement between Tough Mudder and the landowner ended.

The application also included associated car parking west of Holmbush Farm, a base camp providing refreshment and other facilities and camp site. Amplified music would be played at some obstacles and within the base camp.

The application site was located on the westbound side of the A264 between the Kilnwood Vale and Faygate roundabouts and was part of the Holmbush Farm estate. The wider estate included arable land, ancient woodland, forestry and livestock. There were also commercial units on the site and a number of outdoor activities organised by Holmbush Events. The site was within the High Weald Area of Outstanding Natural Beauty (AONB). There were residential properties within the estate, including Holmbush House that contained five flats within a Grade II* listed building.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application unless certain concerns were addressed. Twenty-two letters of objection, from 14 households had been received. One of the objections was from the Holmbush House Management Company. There had been three letters of support. Two members of the public spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its impact on highway safety and transport issues; the amenity of occupiers of neighbouring properties; landscape; heritage assets; and ancient woodland and biodiversity.

Members concluded that subject to officers having further talks with Tough Mudder about screening and zoning issues, and given the reversible nature of the operation and the short duration of the actual event, any identified harm would be very limited and not sufficient to warrant refusal.

RESOLVED

That planning application DC/17/0587 be granted subject to the conditions and reasons as reported.

PCN/29 **DC/17/0486 - UPPER TOTEHILL COTTAGE, FIVE OAKS ROAD, SLINFOLD (WARD: ITCHINGFIELD, SLINFOLD AND WARNHAM) APPLICANT: PATHWAY HEALTHCARE**

The Head of Development reported that this application sought permission for change of use from a dwelling to a seven bedroom residential care home with

one 1-bedroom flat, totalling eight residents. Alterations to elevations including erection of a front porch and rear conservatory were also proposed.

The application site was outside the built-up area south of Five Oaks Road and comprised a vacant two-storey building with parking to the rear, and a number of ancillary buildings. An area of ancient woodland separated the site from two neighbouring properties to the south and west. Broadbridge Heath was just over two kilometres away.

Details of relevant government and council policies, and relevant planning history and previous use of the building, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the original application and had not commented on subsequent amendments. There had been 36 letters, 18 of which were from one household, objecting to the original application and subsequent amendments. Three members of the public spoke in objection to the application and the applicant's agent addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; its impact on the character and visual amenities of the area; the amenity of neighbours and future occupiers; parking and highway safety; and sustainability.

RESOLVED

That planning application DC/17/0486 be granted subject to the conditions and reasons as reported.

PCN/30 **DC/17/0954 - THE OLD SCHOOL, BRIGHTON ROAD, LOWER BEEDING
(WARD: NUTHURST) APPLICANT: MR & MRS LLOYD**

The Head of Development reported that this application sought permission for the erection of a chalet style L-shaped 3-bedroom dwelling, detached triple garage and a new driveway with hard-standing. The driveway serving the Old School House would be retained and extended to serve the new dwelling.

The application site was located outside the built-up area and comprised the paddock and curtilage of the Old School House. It was close to Lower Beeding on the north side of Brighton Road, in a cluster of dwellings. The site boundaries were densely screened by vegetation.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The

responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council raised no objection to the application. Fourteen letters of support and one of comment had been received. One member of the public, the applicant and the applicant's agent addressed the Committee in support of the proposal. A representative of the Parish Council spoke in support of the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the character of the dwelling and the visual amenities of the street scene; the amenity of nearby residents; the amenity of future occupiers; highways; and trees.

RESOLVED

That planning application DC/17/0954 be determined by the Head of Development for the framing of conditions. The view of the Committee was that the application should be granted.

PCN/31 **DC/17/0586 - CAR PARK, HURST ROAD, HORSHAM (WARD: HORSHAM PARK) APPLICANT: HORSHAM DISTRICT COUNCIL**

The Head of Development reported that this application sought permission to reconfigure an existing car park to create an additional 37 spaces plus two additional disabled accessible spaces. The reconfiguration would take place in conjunction with the introduction of a ticketless system.

The application site was located on the southern side of Hurst Road, closely associated with The Pavilions Leisure Centre.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council raised no objection to the application. 4 letters of objection had been received. Two members of the public spoke in objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: Highways; Character and appearance; Impact on neighbouring amenity.

Members considered aspects of the proposal, in particular the safety of cyclists and pedestrians entering the car park.

Members concluded that until further information could be obtained on the safety of this reconfiguration the application should be deferred.

RESOLVED

That planning application DC/17/0586 be deferred in order to obtain further safety information on the reconfiguration of the car park.

PCN/32 **DC/17/0967 - HORSHAM AMBULANCE STATION, HURST ROAD, HORSHAM (WARD: HORSHAM PARK) APPLICANT: HORSHAM DISTRICT COUNCIL**

The Head of Development reported that this application sought permission for the change of use of an existing building from an Ambulance Station to a D1 use. It was proposed that the building would be used by two theatre groups. Internal changes were proposed to include a rehearsal space, a workshop and storage areas, changing rooms, wardrobes, accessible toilet, changing rooms, kitchen area and toilets.

The application site was located on the south-western side of Hurst Road with the surrounding area predominately consisting of commercial and community services.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council raised no objection to the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: change of use; the effect of the development on the amenities of the occupiers of adjoining properties; the effect of the development on the existing parking and traffic conditions in the area.

RESOLVED

That planning application DC/17/0967 be granted subject to the conditions and reasons as reported.

PCN/33 **DISC/17/0232 - BROADBRIDGE HEATH SPORTS CENTRE, WICKHURST LANE, BROADBRIDGE HEATH (WARD: BROADBRIDGE HEATH) APPLICANT: MR BRIAN ELLIOTT**

The Head of Development reminded Members that in November 2016 the Committee had granted permission DC/16/1844 for the erection of a new two-

storey leisure centre with associated parking, landscaping and facilities (Minute No. DMN/60 (01.11.16) refers). This application sought to agree details of a Construction Environment Management Plan required under Condition 6, and a drainage strategy required under Condition 10.

The application site was within the built-up area of Broadbridge Heath and comprised the Broadbridge Heath Leisure Centre and Multi-Use Games Areas (MUGAs) adjacent to the east. To the south lay land for sports pitches related to the Wickhurst Green development. The Access road to the indoor bowls centre and Tesco car park were to the north, and the bowls centre and A24 to the east.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council had not commented on the proposal. There had been no other responses to the public consultation.

Members considered the officer's planning assessment and whether the Construction Phase Health & Safety Plan submitted by the applicant satisfied the requirements of Condition 6, and whether the detailed drainage strategy was satisfactory. It was noted that Southern Water had raised no concerns regarding capacity and would be able to agree to the condition once links to the public sewer had been clarified.

RESOLVED

That application DISC/17/0232 for approval of details pursuant to Condition 6 and Condition 10 of DC/16/1844 be approved.

The meeting closed at 7.32 pm having commenced at 5.30 pm

CHAIRMAN