

Planning Committee (North)
3 OCTOBER 2017

Present: Councillors: Karen Burgess (Vice-Chairman), John Bailey, Alan Britten, Peter Burgess, Roy Cornell, Leonard Crosbie, Matthew French, Billy Greening, Tony Hogben, Adrian Lee, Christian Mitchell, Josh Murphy, Godfrey Newman, Simon Torn and Tricia Youtan

Apologies: Councillors: Liz Kitchen, Andrew Baldwin, Toni Bradnum, John Chidlow, Christine Costin, Jonathan Dancer, Brian O'Connell, Connor Relleen, Stuart Ritchie, David Skipp and Claire Vickers

PCN/46 **MINUTES**

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

PCN/47 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/48 **ANNOUNCEMENTS**

There were no announcements.

PCN/49 **APPEALS**

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

PCN/50 **DC/17/1512 - 11 WEALD CLOSE, HORSHAM (WARD: FOREST)**
APPLICANT: MR STEVEN MITCHELL

The Head of Development reported that this application sought permission for a two metre high wooden boundary fence, which would replace an existing wooden fence and hedge. Most of the fence (21 metres) ran alongside the footpath in Weald Close, enclosing the property's garden. The single garage at the back of the garden would be enclosed by new wooden gates set back from the footpath by approximately half a metre.

The application site was located within the built-up area of Horsham, close to the town centre. It comprised a two-storey semi-detached house in a plot on a prominent bend in Weald Close. The area was characterised by open spacious development, with attractive planting.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. The previous application DC/16/0267 for a new 2.2 metre high fence, which had been refused for the reasons set out in the report, was also noted.

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

The Neighbourhood Council objected to the application. Four letters of objection and seven of support had been received. Two members of the public spoke in support of the application and the applicant also 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; character and appearance and its impact on the visual amenity of the site; neighbouring amenity; and highway issues. It was noted that concerns regarding road safety were addressed through Condition 3 regarding visibility splays for the vehicular access.

RESOLVED

That planning application DC/17/1512 be granted subject to the conditions and reasons as reported.

PCN/51 **S106/17/0010 - RAPKYNS ESTATE, GUILDFORD ROAD, BROADBRIDGE HEATH (WARD: ITCHINGFIELD, SLINFOLD & WARNHAM) APPLICANT: SHC RAPKYNS GROUP LTD**

The Head of Development reported that this application sought permission for an amendment to the legal agreement attached to DC/13/1886, for a residential school for children with special educational needs, to allow 18 non-residential day places for the new school. The school had a capacity for 34 pupils and the legal agreement currently limited the school to no more than eight non-residential day places.

The application site was located outside any built up area approximately one mile west of Broadbridge Heath. It was accessed from the A281 Guildford Road via the Rapkyns Care Centre entrance.

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 external consultees, as contained within the report, were considered by the Committee.

The Parish Council had not commented on the application. The Local Member objected to the application on the grounds set out in the report. No further

representations had been received. Two members of the public spoke in support of the proposal.

Members considered the officer's planning assessment and noted the beneficial impact the proposal would have on the running of the school. The demand for day placements, which had been identified by the County Council, was noted and Members considered that the proposal would ensure the facility was able to respond to this demand.

RESOLVED

That a modification, by way of a Deed of Variation, be made to the legal agreement attached to permission DC/13/1886, to allow no more than 18 non-residential day places to be offered to pupils who are not resident on the Owner's Estate at the school.

The meeting closed at 6.11 pm having commenced at 5.30 pm

CHAIRMAN