

**Planning Committee (North)**  
**9 JANUARY 2018**

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), John Bailey, Andrew Baldwin, Toni Bradnum, Peter Burgess, Roy Cornell, Leonard Crosbie, Matthew French, Tony Hogben, Adrian Lee, Christian Mitchell, Josh Murphy, Godfrey Newman, Brian O'Connell, Stuart Ritchie, David Skipp, Claire Vickers and Tricia Youtan

Apologies: Councillors: Alan Britten, John Chidlow, Christine Costin, Billy Greening and Connor Relleen

Absent: Councillors: Jonathan Dancer and Simon Torn

PCN/71 **MINUTES**

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

PCN/72 **DECLARATIONS OF MEMBERS' INTERESTS**

There were no declarations of interest.

PCN/73 **ANNOUNCEMENTS**

There were no announcements.

PCN/74 **APPEALS**

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

PCN/75 **DC/17/2148 - CENTURY HOUSE, 100 STATION ROAD, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of a four storey office building and the erection of a five/six storey residential building comprising 49 units. The highest part of the building would be 19.5 metres, with the lower five storey part approximately 15.5 metres. The proposal included 28 car parking spaces (four with electric charging points), cycle parking for 32 bicycles and landscaping. The units would comprise: 11 studio; 26 1-bedroom and 12 2-bedroom flats. Due to viability constraints, there was no affordable housing contribution proposed.

The application site was located within the built-up area of Horsham approximately 300 metres from the railway station, adjacent to the Harwood

Road/Kings Road roundabout, and close to amenities. Residential properties lay to the south-west and south-east, and Foundary Lane industrial/commercial zone lay to the north, with the Horsham Gates development to the north-west.

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 application. Forest Neighbourhood Council objected to the proposal. Horsham District Cycling Forum also raised objections. Fifteen letters of objection, from eleven households, had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; the lack of affordable housing provision; scale and design; impact on neighbouring amenity; impact of noise on occupiers; and highways issues, including cycle and car parking and access.

Members were broadly supportive of the scheme but raised concerns about: the balconies overlooking the roundabout, which would not benefit the amenity of occupiers; and the height of the building overlooking Horsham Gates, which they considered to be overbearing. Officers confirmed that the applicant had agreed to enter into discussions with a view to converting the balconies to Juliet balconies and reducing the height of the building facing north-west.

Members weighed the benefits of the scheme in providing small housing units in a sustainable location against the potential harm and concluded that the proposal was acceptable.

#### RESOLVED

That planning application DC/17/2148 be determined by the Head of Development with a view to approval subject to amendments regarding: (i) the design of the balconies on the north-east elevation; and (ii) the height of the north-west side of the building, in consultation with the Chairman of the Committee and Local Members.

#### PCN/76 **DC/17/2379 - UNIT 10, SWAN WALK, HORSHAM**

The Head of Development reported that this application sought permission to reconfigure Unit 10 on the ground floor of Swan Walk to facilitate the creation of three new retail units and a 24-hour gym, and the enlargement of the toilet facilities and mall space. The proposal included the reconfiguration of the children's play area and the creation of new floor-space at first floor level.

The application site was located in the centre of Horsham within Swan Walk shopping centre. It was a large retail unit previously occupied by BHS.

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 Neighbourhood Council raised no objection to the application, and no letters of representation had been received.

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 visual impact; residential amenity; access and safety; and parking provision.

Members concluded that the proposal would enhance the facilities within Swan Walk.

#### RESOLVED

That planning application DC/17/2379 be granted subject to the conditions and reasons as reported.

#### PCN/77 **DC/17/1827 - STAFFORD HOUSE, BONNETTS LANE, IFIELD**

The Head of Development reported that this application sought permission for the change of use from residential dwelling to mixed use residential unit on the first floor, religious meeting hall, and place of worship for the local Shia Muslim community. The proposal included a rear extension and a two storey meeting hall with a glazed link to the extension. There would be landscaping and alterations to the access. The floor space of the building would increase by approximately 277%.

The application site was located in the countryside to the north of Ifield at the junction of Bonnetts Lane and Charlwood Road. It was a two storey detached house accessed off Charlwood Road. There was a bungalow to the rear of Stafford House. The site was approximately 170 metres from the boundary with Crawley Borough and residential properties in Langley Green and Ifield. Stafford House was currently being used for prayer meetings by the local Shia Muslim community.

Details of relevant government and council policies as contained within the report, were noted by the Committee. Relevant planning history, in particular DC/11/1350, and the history of enforcement notices were also noted. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council strongly objected to the application. Crawley Borough Council had commented on the social and religious benefits of the proposal. Nineteen letters of objection from ten households, eleven letters of support, and one letter of comment had been received. One member of the public spoke in objection to the application and a representative of the applicant spoke in support of it.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; highway safety, transport and highways; the impact on neighbouring occupiers; and the impact on the character and appearance of the street scene.

Whilst Members were sympathetic to the aims and objectives of the scheme, they considered the location to be inappropriate and concluded that the harm caused by the intensification of use of the site would significantly outweigh the benefits of the proposal.

Members suggested that relevant officers should be asked to support the applicants in finding an acceptable location for use by the local Shia Muslim community.

#### RESOLVED

That planning application DC/17/1827 be refused for the following reason:

The change of use of the property as proposed would result in an intensification of the use of the site to the detriment of the amenity of occupiers of the neighbouring properties and the rural character and nature of the locality. The proposal would therefore be contrary to policies 2, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015).

#### PCN/78 **DC/17/2428 - CURTIS FARM, GREEN LANE, HORSHAM**

The Head of Development reported that this application sought permission for the change of use and part conversion of an agricultural building into an agricultural workers dwelling to help with the overall management of the 800 acre farm.

The application site was located in the countryside west of Horsham Road, south-west of Ruser. It comprised a stable/barn located south of the main farmhouse. There was another agricultural dwelling nearby within the farmstead, and various other farm buildings. The nearest residential properties were approximately 55 metres 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 objected to the proposal. One letter of objection had been received. The applicant's agent addressed the Committee in support of the proposal. A representative of the Parish Council 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; the impact on the countryside location; the amenities of adjoining occupiers; parking and traffic conditions in the area; and the viability of the farm business.

Members noted the evidence provided regarding the essential need for an additional dwelling on-site and concluded that the proposal would support the farming operation without having a detrimental impact on the countryside location.

#### RESOLVED

That planning application DC/17/2428 be granted subject to the conditions and reasons as reported.

#### PCN/79 **DC/17/2123 - EVOLUTION FITNESS, GLADSTONE ROAD, HORSHAM**

The Head of Development reported that this application sought permission for the removal of Condition 6 to permission DC/07/0272, which granted change of use from retail warehouse to fitness centre. Permission 6 restricted use of a back room along with a number of other operational restrictions on the building in the interests of the amenities of the locality. At some point before the current lease holders took over in 2016 internal partition walls had been removed and the 'back room' was now used as part of the wider gym area. The application sought to regularise the current layout.

The application site was located within the built-up area of Horsham on the northern side of Gladstone Road, and was a small narrow building between residential properties.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The consultation response from the Council's Environmental Health Team was considered by the Committee.

The Head of Development reported that an unoccupied residential annex attached to the rear of the building was currently undergoing refurbishment. It was also reported that the condition to be removed referenced an email which contained a number of other matters technically restricted by its wording, namely:

- “ 1. Curves is a ladies only facility - members being mainly 30 years - 75 years  
2. The machinery that we use is hydraulic and does not generate any noise  
3. Music is used in the background only as we coach on a one to one basis and it would not be possible to effectively communicate with our members if the music were too loud - also our members would complain if music is too loud.  
4. The rear of the building will be used for our weight loss programme and for a changing area - note we do not have showers or any other equipment in the area.  
5. We do not run classes in our club  
6. I am unaware of the use of the adjoining building ( I am not sure if this has residential or commercial status)  
7. We would be keen to put in a bike rack as recommended by highways dept for both our staff and members to use.  
8. Our opening hours in would not exceed 8.00 am to 8.00 pm monday to friday and 9.00am to midday Saturday.”

The Head of Development advised that officers did not consider points 1 and 5 to be reasonable restrictions in planning terms, that the amenity impact of points 2 to 5 could be managed by way of the suggested replacement condition, and that points 6 to 8 were covered by other conditions.

Denne Neighbourhood Council objected to the proposal. Fifteen letters of objection and four letters of support had been received. Two members of the public spoke in objection to the application, and a representative of the applicant addressed the committee in support of the proposal.

Members considered the officer's planning assessment and the impact of the operation of the gym on neighbouring amenity. Members noted the measures that had been implemented, following statutory nuisance monitoring, and the Noise Management Plan proposed under Condition 2. Members discussed the need for reports of persistent noise and vibration to be adequately addressed and concluded that the Noise Management Plan should be completed and scrutinized prior to the granting of permission.

It was noted that once a Noise Management Plan was in operation, enforcement action could be taken if the applicant was in breach of the Plan.

#### RESOLVED

That planning application DC/17/2123 be determined by the Head of Development with a view to approval, subject to an acceptable Noise Management Plan being submitted, in consultation with Local Members.

PCN/80 **DC/17/2354 - HERMONGERS FARM, HERMONGERS, RUDGWICK**

The Head of Development reported that this application sought permission for the demolition of a large concrete agricultural building and the erection of two L shaped detached single storey (with mezzanine floor) four bedroom dwellings. Given the size of the current building, the replacement dwellings would result in a reduction in built form. The proposal followed prior approval DC/17/1205 for the change of use of the agricultural building to two semi-detached dwellings, which had been granted in July 2017.

The application site was located in the countryside approximately one kilometre from Rudgwick and comprised a partially demolished agricultural barn, close to a cluster of dwellings, including two barn conversions. It was accessed along a narrow lane off Hermongers Lane to the north.

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 raised no objection. Rudgwick Preservation Society also raised no objection. No further letters of representation had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development in this location; the character and appearance of the proposal and its impact on the visual amenities of the countryside; the amenity of neighbouring occupiers; the amenity of future occupiers; and highways.

Members considered the proposal in the light of the prior approval and concluded that the proposal was acceptable.

RESOLVED

That planning application DC/17/2354 be granted subject to the conditions and reasons as reported.

PCN/81 **DC/17/2409 - 129 BLAKES FARM ROAD, SOUTHWATER**

The Head of Development reported that this application sought permission for a first floor extension over an attached garage and part conversion of the garage to form habitable space, retaining the front part for storage.

The application site was located within the built-up area of Southwater to the west of Blakes Farm Road. It was a two-storey detached house in an area of similar detached and semi-detached properties. Open land on the opposite side of the road separated the dwellings from the A24 Worthing Road.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. The Parish Council had raised no objection to the application. No other letters of representation had been received.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were the character and appearance of the extension and its impact on neighbouring amenity.

RESOLVED

That planning application DC/17/2409 be granted subject to the conditions and reasons as reported.

*The meeting closed at 6.40 pm having commenced at 5.30 pm*

CHAIRMAN