

Planning Committee (North)
6 FEBRUARY 2018

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), John Bailey, Toni Bradnum, Peter Burgess, Roy Cornell, Leonard Crosbie, Matthew French, Billy Greening, Christian Mitchell, Brian O'Connell, Stuart Ritchie, David Skipp, Simon Torn, Claire Vickers and Tricia Youtan

Apologies: Councillors: Andrew Baldwin, Alan Britten, John Chidlow, Christine Costin, Jonathan Dancer, Tony Hogben, Adrian Lee and Godfrey Newman

Absent: Councillors: Josh Murphy and Connor Relleen

PCN/82 **MINUTES**

The minutes of the meeting of the Committee held on 9 January were approved as a correct record and signed by the Chairman.

PCN/83 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/17/2131 – Councillor David Skipp declared a personal interest because he has family members who live in Nowhurst Lane.

DC/17/2131 – Councillor Stuart Ritchie declared a personal interest because he knows a number of residents in Nowhurst Lane.

DC/17/2501 – Councillor Liz Kitchen declared a personal and prejudicial interest in this item because she was the applicant. She withdrew from the Chair and from the meeting and took no part in the determination of this item.

PCN/84 **ANNOUNCEMENTS**

There were no announcements.

PCN/85 **APPEALS**

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

PCN/86 **DC/17/2131 - NOWHURST BUSINESS PARK, GUILDFORD RD, BROADBRIDGE HEATH**

The Head of Development reported that this application sought permission for the development of up to 26,942 square metres for employment uses

(industrial, storage and distribution) with ancillary offices, car parking, drainage works, landscaping and service yard areas. Whilst all matters were reserved for future determination apart from the principle of development and access, the submitted parameter plans were a material consideration. The proposal as first submitted had been amended in response to concerns regarding the building's impact on the rural setting.

An addendum to the report advised Members that further amended plans had been submitted which doubled the depth of the 'reduced eaves height zone' fronting Nowhurst Lane, and reduced the maximum eaves height within this zone from eight to six meters, with the overall height of any building in the zone reduced from 12 to 10 metres. The addendum provided a reworded Condition 24 to reflect these changes.

The addendum also included an amended Condition 4 regarding phasing requirements, and an amended Condition 14 to provide greater clarity on expectations of the Noise Management Plan. Members were also advised of the withdrawal of the Number X1 Bus Service along Guildford Road. This service had not been mentioned in the Highway Authority's comments, and its withdrawal was not considered by officers to render the development unsustainable

The application site was located off the A281 north of Nowhurst Lane and included an underused industrial site accessed from a roundabout. Part of the site had been used as landfill. The site also included an area of undeveloped countryside. There were dwellings along Nowhurst Lane and three Grade II listed buildings in the locality.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Relevant planning history was also noted, including a similar outline application DC/16/2941 that had been refused; differences between the refused proposal and the current application were highlighted in the report.

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. In response to the initial consultation 15 letters of objection (from 12 households), and one letter of support, had been received. Following consultation on the amended scheme, 10 letters of objection, from 9 households that had responded to the first consultation, had been received. Two members of the public spoke in objection to the application and one member of the public spoke in support of it. 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 need for employment floorspace in the district; the reuse of previously developed land; landscape and visual impact; access; heritage

assets; the amenity of surrounding occupiers; ecology; and drainage and flood risk. It was noted that a legal agreement would be required to secure: a shuttle bus service; highway and bus stop improvements; and a 25 year landscape management and maintenance plan.

Members considered the benefits of regenerating and expanding an existing employment site and concluded that these benefits outweighed the harm to the rural setting. Members raised some concerns regarding the proposed conditions, in particular those regarding noise management and hours of operation, and requested that the conditions should be clarified and agreed with Local Members.

RESOLVED

- (i) That a legal agreement be entered into to secure:
 - a) the delivery of a shuttle bus service in accordance with the pricing mechanisms, service management and time scales set out in the Transport Assessment;
 - b) the delivery of the highway and bus stop improvements to the A281;
 - c) a 25 year landscape management and maintenance plan.
- (ii) In the event that the legal agreement is not completed within three months of the decision of this committee, the Director of Planning, Economic Development and Property be authorised to refuse permission on the grounds of failure to secure the Obligations necessary to make the development acceptable in planning terms.
- (iii) That on completion of (i) above, planning application DC/17/2131 be determined by the Head of Development with a view to approval subject to conditions to be agreed in consultation with the Local Members.

PCN/87 **DC/17/2481 - LAND TO THE WEST OF PHASE 1, KILNWOOD VALE, CRAWLEY RD, FAYGATE**

Item withdrawn from the agenda.

PCN/88 **DC/17/2509 - PIRIES PLACE CAR PARK, PIRIES PLACE, HORSHAM**

The Head of Development reported that this application sought permission for a replacement public car park comprising ground floor and three decks (G+3), including new lighting and public conveniences. A total of 426 parking spaces, including: 11 accessible bays; ten parent and child bays; and eight electric vehicle charging bays. The car park could have the same footprint and entrance / exit point as the current car park. There would be three stair cores and two passenger lifts.

A similar application DC/17/2511 for a G+4 car park had also been submitted to this Committee, and had been considered prior to the determination of this application.

The application site was in the centre of Horsham, close to amenities, and was a 1980s multi storey car park for 330 vehicles. It was close to several residential and commercial buildings, including a number of Grade II listed buildings, and faced Piries Place, which was being redeveloped.

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. Denne Neighbourhood Council and Forest Neighbourhood Council had both commented on the proposal. Horsham District Cycling Forum and the Horsham Society both objected to it. Three letters of objection and one letter of comment had been received.

An addendum to the report advised Members of additional consultation responses comprising a further objection from Horsham District Cycle Forum and an objection from Denne Neighbourhood Council. Additional supporting information from the applicant in response to points raised was included in the addendum.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; scale and layout; impact on the visual amenity and character of the area; the historic environment; appearance and landscaping; and highways and access.

A representative of the Neighbourhood Council sought confirmation that the proposed amendments to application DC/17/2511 would be applied to this application, and that the Informative to be attached to DC/17/2511 would also apply to this application, and was assured this was the case.

RESOLVED

That planning application DC/17/2509 be determined by the Head of Development with a view to approval, subject to amendments to the design including:

- Inclusion of a living 'green wall' to the primary stair core
- Inclusion of vertical glazing at the primary stair core
- Amended bronze metal cladding and inclusion of 'tree' pattern
- Inclusion of a Sussex brick bond at ground floor level
- Use of complementary contrasting dark brick for detailing
- Inclusion of 8no. cycle hoops in two separate locations

- Inclusion of ground floor planters at the south-west elevation
- Introduction of climbing/trailing ivy at each deck of the Burtons Court 'gap'.

PCN/89 **DC/17/2511 - PIRIES PLACE CAR PARK, PIRIES PLACE, HORSHAM**

The Head of Development reported that this application sought permission for a replacement public car park comprising ground floor and four decks (G+4), including new lighting and public conveniences. A total of 517 parking spaces, including: 12 accessible bays; 11 parent and child bays; and eight electric vehicle charging bays. The car park could have the same footprint and entrance / exit point as the current car park. There would be three stair cores and two passenger lifts. A total of eight cycle hoops, in two locations, were included in the proposal.

A similar application DC/17/2509 for a G+3 car park had also been submitted for consideration by this Committee.

Amended plans had been submitted to address concerns regarding the proposed external design. Amendments included a hydroponic 'living wall' covering the primary stair core, amended cladding and ground floor planters.

The application site was in the centre of Horsham, close to amenities, and was a 1980s multi storey car park for 330 vehicles. It was close to several residential and commercial buildings, including a number of Grade II listed buildings, and faced Piries Place, which was being redeveloped.

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 to the original proposal and to the further consultation on amended plans, as contained within the report, were considered by the Committee. Denne Neighbourhood Council and Forest Neighbourhood Council had both commented on the proposal. Horsham District Cycling Forum and the Horsham Society both objected to the original proposal. Two letters of objection had been received, and an additional letter of objection had been received in response to the amended plans.

An addendum to the report advised Members of additional consultation responses comprising further objections from the Horsham Society and the Horsham District Cycle Forum, and an objection from Denne Neighbourhood Council. Additional supporting information from the applicant in response to points raised was included in the addendum.

One member of the public spoke in objection to the proposal and the applicant's agent addressed the Committee in support. A representative of the Neighbourhood Council spoke in objection to 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; scale and layout; impact on the visual amenity and character of the area; the historic environment; appearance and landscaping; and highways and access.

Members supported the redevelopment in principle and balanced the benefits of the car park in supporting the vitality of the town centre against the harm to the amenity of adjacent residents. Whilst the amendments to the design were generally welcomed, Members were concerned that the living wall and raised planters could cause maintenance issues. Members also expressed concern that the proposed number of toilets was insufficient, and more carpark pay stations should be installed.

It was agreed that an Informative would be submitted to the applicant regarding the provision of toilets and car park pay stations. The Director of Planning, Economic Development & Property confirmed that these concerns, in addition to those regarding the living wall, would be taken into consideration by the applicant.

RESOLVED

That planning application DC/17/2511 be granted subject to the conditions and reasons as reported.

PCN/90 **DC/17/1704 - 41 PONDTAIL RD, HORSHAM**

The Head of Development reported that this application sought permission for a change of use from public house to children's day nursery. The proposal included rear extensions, changes to elevations including windows, and surfacing the garden area predominantly with artificial grass. The car park would be rearranged to increase space for the garden whilst retaining 16 of the original 17 parking spaces.

The application had been deferred by the Committee in December 2017 to allow for the Road Safety Audit to be reviewed through further discussion with the Highway Authority (minute No. PCN/63 (05.12.2017) refers). Further to a site visit with the Highway Authority amendments had been made, which included: access from Pondtail Road to be widened; tactile paving across the access; double yellow lines along the frontage of Pondtail Road; and a Stage 2 Road Safety Audit of the car parking layout prior to commencement of development.

Since publication of the report the applicant had agreed to install two static warning signs, which the Highway Authority had agreed to in principle provided that the applicant pays for the signs and their maintenance. An additional condition regarding the signs would therefore be required.

The application site was located in the built-up area of Horsham on the eastern side of Pondtail Road and was the site of the Rising Sun, which had ceased trading in June 2017. Members were referred to the previous report which contained details of relevant policies, planning history, the outcome of consultations and a planning assessment of the proposal.

Four further letters of objection had been received. North Horsham Parish Council raised no objections subject to concerns raised by the Highway Authority and local residents being addressed. The Local Member had commented further on the proposal with concerns that the proposed amendments did not address all concerns regarding parking capacity, pedestrian safety and traffic generation.

Three members of the public spoke in objection to the application. The applicant, the applicant's planning consultant and the applicant's transport consultant all spoke in support of the proposal.

Members considered whether the amendments to the proposal addressed concerns regarding additional traffic movements and their impact on Pondtail Road. Whilst the additional measures went some way to addressing concerns, Members still considered that the traffic generated by a nursery for 80 children would have an adverse impact on road safety and parking. It was noted that concerns regarding emergency access arrangements would be addressed through Building Control regulations.

After careful consideration Members concluded that, whilst the proposal was acceptable in principle, further consideration of highways matters would be required.

RESOLVED

That planning application DC/17/1704 be determined by the Head of Development with a view to approval subject to the resolution of outstanding concerns regarding road safety, in consultation with the Local Members, Chairman and Vice-Chairman of the Committee and the Cabinet Member for Planning & Development.

PCN/91 **DC/17/1802 - 19A DENNE PARADE, HORSHAM**

The Head of Development reported that this application sought permission for the demolition of a single storey commercial building and the erection of a two storey block comprising two 2-bedroom and two 1-bedroom flats. The building would have two front dormer windows and an attached single storey bike and bin store to the side.

The application site was located within the built-up area of Horsham in a sustainable location, within its Medieval Core but outside the Conservation Area, on the north side of Denne Parade. The parade featured some retail, commercial and office uses, with predominantly Victorian semi-detached and

terraced houses on the south side, but also modern blocks of flats on the north side, to the east and west of the application site.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Relevant planning history was also noted, in particular permission DC/15/2423 for the erection of three flats which remained implementable.

The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee. Members were advised that the Highway Authority had confirmed that a formal mechanism for removing the right for future residents to apply for resident parking permits could not be secured through condition.

The Neighbourhood Council objected to the application. Seven letters of objection from neighbouring households had been received, including an objection from the Horsham Society. The applicant's agent addressed the Committee in support of the proposal. A representative of the Neighbourhood 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 existing permission for three flats; character and appearance; its impact on neighbouring amenity; and highways.

Members considered the benefits of four additional dwellings in a sustainable location, and weighed these against concerns regarding the scale of the proposal, its impact on residential amenity and parking. It was noted that Condition 10 regarding landscaping would secure sympathetic planting to the front of the property. Officers agreed that a condition to require the dropped kerb in front of the property to be raised would be added if this area proved to be within the red line of the application site.

RESOLVED

That planning application DC/17/1802 be granted subject to the conditions as reported, with an additional condition to require the drop kerb to be raised if feasible.

PCN/92 **DC/17/2622 - WESTONS FARM, WESTONS HILL, ITCHINGFIELD**

The Head of Development reported that this application sought permission for the erection of two agricultural barns for the storage of machinery, hay and fodder.

Building A would be approximately three metres from the northern boundary and measure 15 metres by 9 metres with a pitched roof ridge height of 3.8 metres. Building B would be east of a livestock yard and measure 9.5 metres

by 9.4 metres with a pitched roof ridge height of 2.7 metres. It would be open on the north, south and east elevations.

The application site was a working farm located west of Westons Hill, in the open countryside, with a number of agricultural buildings positioned within the farm yard. There was a Grade II listed dwelling to the north, which had an ancillary building adjacent to the boundary of the application site.

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

Itchingfield Parish Council raised no objections to the application. Twelve letters of objection, from eight households, had been received. Two members of the public spoke in objection to the application and the applicant 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; design and appearance; and its impact on neighbouring amenity.

Members concluded that the impact on the amenity of neighbouring residents would not be significant and the proposal would support the development of the farm business.

RESOLVED

That planning application DC/17/2622 be granted subject to the conditions and reasons as reported.

PCN/93 **DC/17/2501 - HIGHAMS, CAPEL RD, RUSPER**

The Head of Development reported that this application sought listed building consent for the installation of an internal lift to provide access between the ground and first floors. Internal alterations to a downstairs WC, the first floor ensuite bathroom, and a section of ground and first floor ceiling would be required.

The application site was located north of Rusper on the west side of Capel Road and was a Grade II listed building featuring tile-hanging above brick facing with a Horsham stone roof. The lift would be in a later addition to the property.

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 Conservation department, as contained within the report, was considered by the Committee.

The Parish Council supported the application. Two letters of support had been received.

Members considered the officer's planning assessment and noted that construction details demonstrated that the proposal would have little impact on the historic fabric or significance of the building as the effected parts of the building were of low importance. It was also noted that it would be possible for the lift to be removed and effected parts reinstated.

RESOLVED

That planning application DC/17/2501 be granted subject to the conditions and reasons as reported.

The meeting closed at 8.22 pm having commenced at 5.30 pm

CHAIRMAN