



AGENDA ITEM 6 - DC/18/1046

Mickelpage, Nuthurst Street, Nuthurst

The new National Planning Policy Framework (July 2018) supersedes the previous NPPF (2012) in all respects and is a material planning consideration in the determination of this planning application.

Paragraph 130 of the new NPPF contains new guidance, advising that:

'Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Officers consider that, whilst the appearance of the development is different to that originally granted planning permission, the overall quality of the development has not diminished.

It is not considered that the content of the new NPPF raises any other new material considerations relevant to this planning application.

Additional representations:

Two additional letters of objection have been received since the committee report was published, stating:

- There still remain many unaddressed major breaches of the original planning consent in the illegally built houses.
- The general bulk of these houses, (if left unchallenged) will completely destroy the character of this small hamlet
- The houses are significantly larger than the three bedroom dormer bungalows promised and the roof heights (over the garages is 1.5 metres higher than permitted affording the potential for this to allow a 4th bedroom above the garage
- HDC's intent to 'recommend' approval, simply flies in the face of reason
- The development does not create opportunities for first time local buyers or existing residents to downsize as was justification for this site allocation within the Neighbourhood Plan
- The houses have not been located on the site as permitted and there is no planning justification for this.
- The Council will lose all credibility as a Planning Authority if such flagrant disregard for Planning conditions is allowed to continue

Officer comment:

These impacts of the design, scale and layout of the development, and its compliance with the Nuthurst Neighbourhood Plan are already addressed in the report.

AGENDA ITEM 7 - DC/18/0572

39 Rookwood Park, Horsham

The new National Planning Policy Framework (July 2018) supersedes the previous NPPF (2012) in all respects and is a material planning consideration in the determination of this planning application. It is not considered that the content of the new NPPF raises any new material considerations relevant to this planning application.

Update:

Councillor Skipp has requested the application be determined by committee on the grounds of the garage representing an overdevelopment out of keeping with the neighbourhood, and impinging on the amenities of the adjacent property.

Councillor Newman has requested the application be determined by committee on the grounds that the garage would be in an imposing position and unneighbourly resulting in loss of light.

AGENDA ITEM 8 - DC/18/1127

Warnham Nature Reserve, Warnham Road, Horsham

The new National Planning Policy Framework (July 2018) supersedes the previous NPPF (2012) in all respects and is a material planning consideration in the determination of this planning application.

Paragraph 3.6 of the report references paragraph 32 of the NPPF (2012). The content of this paragraph has been replaced by paragraphs 108, 109 & 111 of the new NPPF (2018), which state:

108. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

111. All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

The test within paragraph 32 as to whether the 'residual cumulative impacts of development are severe' remains within the new paragraph 109. The highways comments do not identify any severe impact and do not identify any unacceptable impact on highway safety. Officer therefore recommend the proposed development remains on accordance with the new NPPF (2018).

Paragraph 6.3 of the report references paragraph 61 of the NPPF (2012), and to the three dimensions of sustainable development. Paragraph 61 is not directly replicated within the new NPPF, however paragraph 127 replicates many of the design principles set out in paragraph 58 of the old NPPF (2012), including to 'establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;'

The references to the three dimensions to sustainable development within the new NPPF broadly replicate those within the old NPPF, albeit with the 'social' dimension now referencing a 'well-designed and safe built environment' rather than a 'high quality built environment'

Paragraph 6.11 of the report references "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the desirability of new development making a positive contribution to local character and distinctiveness" within paragraph 131 of the old NPPF (2012). This paragraph has been replicated in paragraph 191 of the new NPPF (2018).

It is not considered that the content of the new NPPF raises any other new material considerations relevant to this planning application.

AGENDA ITEM 9 - DC/17/2605

Windacres Farm, Church Street, Rudgwick

The new National Planning Policy Framework (July 2018) supersedes the previous NPPF (2012) in all respects and is a material planning consideration in the determination of this planning application.

Paragraph 6.2 of the report references paragraphs 2, 12 and 14 of the old NPPF (2012). Paragraphs 2 & 12 remains within the new NPPF (2018), albeit with minor alterations to the text that do not change the statutory status of the development plan or the requirement that planning decisions be made in accordance with an up-to-date development plan unless material considerations indicate otherwise.

Paragraph 14 of the old NPPF (2012) contains the 'presumption on favour of sustainable development', now updated within paragraph 11 of the new NPPF (2018). As the HDPF is an up-to-date development plan and the Council can demonstrate a 5 year housing land supply, the 'presumption in favour of sustainable development' remains not triggered in decision making. It is not considered that the content of the new NPPF raises any new material considerations relevant to this planning application.

Correction:

Paragraph 1.1: the application is for the 'siting of a temporary unit of residential accommodation' rather than 'erection of'

End