



# Slinfold Parish Council

PO Box 315, Billingshurst, West Sussex RH14 9XX

Tel: 01403 785864 Mobile 07733 359479

Email: clerk@slinfold-pc.gov.uk

## Planning Report – February 2017

### New planning applications:

The following applications will be considered at the Parish Council meeting on 26<sup>th</sup> January 2017. Horsham District Council (HDC) will be advised of the Parish Council's agreed response soon after. Other applications may be considered at the Parish Council meeting if a response is required by the Parish Council before the next meeting.

HDC Application number	Date validated by HDC	Address of application	Nature of application	Name Applicant or Agent
DC/17/0344	14-Feb-17	Barn development, Holmbush Manor Farm	Outline application for the demolition of existing agricultural building and creation of new dwelling with all matters reserved	Mr Fanous
DC/17/0356	15-Feb-17	Upper Lydwicke Farm, Hayes Lane	Construction of sandschool	Mr A Henderson
DC/17/0275	7-Feb-17	Upper Lydwicke Farm, Hayes Lane	Proposed single storey side extension Lawful Development Certificate - Proposed)	Mr A Henderson
DC/17/0258	7-Feb-17	Adjacent Unit 11 and 12 Lyons Farm Industrial Estate	New detached building for veterinary surgery	Mr M Maltman
DC/17/0271	6-Feb-17	North of Windover, Waterlands Lane, Rowhook	Agricultural Prior Notification for a new access off Waterlands Lane, Rowhook	Mr C Wheeler
DC/17/0237	1-Feb-17	Lackhams, Lyons Road	Rear conservatory and pitched roof to existing annexe	Mr P Longley
DC/17/0145	25-Jan-17	White House, Holmbush Manor Farm	Prior approval of proposed change of use of agricultural building to a 5 bed dwelling (C3 Use Class)	Mr Fanous
DC/17/0141	25-Jan-17	Granary, Holmbush Manor Farm	Prior approval of proposed change of use of agricultural building to a 2 bed dwelling (C3 Use Class)	Mr Fanous
DC/17/0144	25-Jan-17	The Barn, Holmbush Manor Farm	Prior approval of proposed change of use of agricultural building to a 2 bed dwelling (C3 Use Class)	Mr Fanous

### Applications permitted, refused and withdrawn:

HDC Application number	Address of application	Nature of application	Decision	Feedback to HDC
DC/17/0058	Arun House, Billingshurst Road, RH12 3LR	Proposed three bay garage with hobbies area and storage above	Application Permitted	No Objection but request a condition that the garage be tied to the main dwelling
DC/16/2951	Clemsfold Farm, Guildford Road	Prior Approval of Proposed Change of Use of Agricultural Building to Dwelling (C3 Use Class)	Application Permitted	No Objection
DC/16/2866	32 Six Acres	The construction of a single storey rear extension to the existing kitchen measuring 1800mm depth 5390mm width (Certificate of Lawful Development Certificate - Proposed)	Application Permitted	No Objection
DC/16/2503	Land adjacent to Hayes Lane, Hayes Lane	Erection of a new 3 bed dwelling	Application Withdrawn	OBJECTION - totally inappropriate on a this rural greenfield site. Outside the BUAB and in contradiction to the emerging Neighbourhood Plan. Permission would set an unwanted precedent.

DC/16/2838	Lyons Farm, Lyons Road	Retention of replacement hardstanding and change of use of existing building to form office area, replacement workshop, new boundary fencing and planting to the front of the site (resubmission of planning application DC/16/1102)	Permitted on appeal	OBJECTION - Intensification of use inappropriate to a rural area
DC/16/2802	Church House, The Street	New single storey extension at first floor over existing kitchen and new single storey extension to the side adjacent kitchen	Awaiting refused	OBJECTION Overbearing/Over dominant. Concern also for impact extension will have on the streetscene contrary to Conservation Area guidelines
DC/16/2687	Lane End, Lyons Road	New stable block and sand school	Awaiting refused	No Objection
DC/16/2556	Land at Niblett's Farm, West Way	Proposed development of 18 dwellings, access road and car parking	Application Withdrawn	No feedback, advised withdrawn

**Planning applications (2016&17) pending consideration or decision by HDC (for information only)**

HDC Application number	Date validated by HDC	Address of application	Nature of application	Status	Comment
DC/17/0009	17-Jan-17	The Old Dairy & The Granary, Crosby House, Lyons Road RH13 0RX	Prior Notification for change of use convert two existing buildings from office use to 2 x dwelling	Registered	Objection - there is a lack of information regarding the nature of the application and concern that it pre-empt's the Neighbourhood Plan.
DC/16/2949	16-Jan-17	Rowarts Farm North, Five Oaks Road, RH13 0RL	Conversion of existing stable building to residential garage	Registered	No Objection
DC/16/2941	21-Dec-16	Nowhurst Business Park, Guildford Road	Outline application reserving all matters apart from access, for the development of up to 31,016 sq. m (GIA) for B1c, B2 and B8 employment uses with ancillary offices, car parking and service yard areas with associated drainage works, site re-profiling, and landscaping	Registered	Strong Objection - Intensification of use, highway safety, Loss of Amenity, Light pollution, Impact on Wildlife, Archaeology
DC/16/2712	16-Dec-16	Spring Copse, Business Park, Stane Street	Replacement of existing Business Park Entrance Sign	Awaiting decision	No Objection to new signage but previous signs are more in keeping in a rural setting.
DC/16/2807	15-Dec-16	Rapkyns, Guildford Road	Outline application for a care village comprising: a 42-bed special care unit with 32 staff bed spaces in the roofspace, three 10-bed special care units, each with 8 staff bed spaces, a 74-bed care home with 7 staff bed spaces, GP surgery with one consulting and 3 treatment rooms., nursery with 52 full time equivalent place day nursery for children from the 6 months to 5 years, community facilities - community hall, cafe, shop, hairdresser, terrace and gardens. All matters reserved except access and layout.	Registered	Strong Objection - Overdevelopment, highway safety, Impact on landscaping, drainage and wildlife, Loss of Amenity, Light and noise Economic Need, Impact on Wildlife, Archaeology
DC/16/2810	30-Nov-16	11 Mitchell Gardens	Surgery to 2 Oak Trees	Registered	Objection - the Parish Council supports the tree wardens views
DC/16/2423&4	28-Oct-16	Lyons Farm House, Lyons Road, Slinfold	The change of use from one dwelling house to two, the infill of openings between the houses, the insertion of windows to the North and South Elevations of the C19 part and the insertion of a door to the right hand bay on the West Elevation, the demolition of a chimney breast internally and the demolition of existing outbuilding and relocate in new location.	Registered	No Objection

DC/16/0933	29-Apr-16	Land to the rear of 1 - 25 Hayes Lane	Variation of Condition A to previously approved application DC/13/2042 Relating to elevation and floor layout changes to plots 1 - 23	Awaiting decision	Objection - reference is made to a materials schedule which is not shown on the application. This may lead to flexibility in the finishes used by the developer and these may be out of keeping with the area. As an observation, the roof lights in the bedrooms of the flats should be kept.
------------	-----------	---------------------------------------	---	-------------------	--

**Appeals notified – DC/16/2200 – Gate Lodge**

**Appeals decided – DC/16/2838 – Lyons Farm**

**Enforcements – None**

**Prepared by Mary Burroughs (Clerk) 20<sup>th</sup> February 2017**