



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 – March 2017

New planning applications:

The following applications will be considered at the Parish Council meeting on 26th 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	Comment	Standard Deadline for response by SPC
DC/17/0662	22-Mar-17	Clemsfold Farm, Guildford Road	Proposed erection of exterior walls to enclose existing open sided barn	Mr R Teare	Comment Outstanding	16-Apr-17
DC/17/0478	2-Mar-17	Brackley Barn, Park Street	Outline Planning Application for the demolition of existing dwelling, garage and associated outbuildings and replacement with 4no dwellings with a new vehicular access and associated car parking. All matters reserved except for access	Mrs Marsden and Glover	Comment Outstanding, Consultation deadline extended to 31 March	24-Mar-17
DC/17/0460	6-Mar-17	High Trees, The Street	Demolition of existing garage and erection of replacement single garage	Mrs A Bourn	Comment Outstanding	31-Mar-17
DISC/17/0065&6	28-Feb-17	Starr Inn, The Street	Approval of details reserved by conditions 3, 4, 5 and 6 on DC/16/1328	Mrs T Haines	Not formally consulted on; the PC may comment if they choose to	N/A
DC/17/0430	21-Feb-17	Rowarts Farm North, Five Oaks Road, RH13 0RL	Prior approval for change of use from B8 storage/warehouse use to residential dwelling	Mr M Beasley	Not formally consulted on; the PC may comment if they choose to	N/A
DC/17/0405	27-Feb-17	Rowarts Farm North, Five Oaks Road, RH13 0RL	Erection of a building (Lawful Development Certificate - Existing)	Mr M Beasley	Holding Objection sent 8/3/2017 grounds for lawful development not met.	22-Mar-17

Applications permitted, refused and withdrawn:

HDC Application number	Address of application	Nature of application	Decision	Feedback to HDC
DC/17/0275	Upper Lydwicke Farm, Hayes Lane	Proposed single storey side extension Lawful Development Certificate - Proposed)	Application Permitted	No Objection
DC/17/0271	North of Windover, Waterlands Lane, Rowhook	Agricultural Prior Notification for a new access off Waterlands Lane, Rowhook	No Objection to Notification	No Objection
DC/17/0237	Lackhams, Lyons Road	Rear conservatory and pitched roof to existing annexe	Application Permitted	No Objection

DC/17/0145	White House, Holmbush Manor Farm	Prior approval of proposed change of use of agricultural building to a 5 bed dwelling (C3 Use Class)	Prior approval required and refused	Objection - the Parish Council has concerns that the land is currently a health hazard and unfit for residential use. The PC has an overriding concern about all 4 applications being permitted whilst they are in the immediate vicinity of dangerous structures. A full environmental report of the area should be commissioned and work carried out to make the area safe before any residential dwellings are permitted. The PC also thinks that 0145 misrepresents that it is intended to replace the roof, which needs doing but this may put it beyond Permitted Development under rule Q.
DC/17/0141	Granary, Holmbush Manor Farm	Prior approval of proposed change of use of agricultural building to a 2 bed dwelling (C3 Use Class)	Prior approval required and refused	Objection - the Parish Council has concerns that the land is currently a health hazard and unfit for residential use. The PC has an overriding concern about all 4 applications being permitted whilst they are in the immediate vicinity of dangerous structures. A full environmental report of the area should be commissioned and work carried out to make the area safe before any residential dwellings are permitted.
DC/17/0144	The Barn, Holmbush Manor Farm	Prior approval of proposed change of use of agricultural building to a 2 bed dwelling (C3 Use Class)	Prior approval required and refused	as above
DC/17/0009	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	Application Withdrawn	Objection - there is a lack of information regarding the nature of the application and concern that it pre-empt the Neighbourhood Plan.
DC/16/2810	11 Mitchell Gardens	Surgery to 2 Oak Trees	Application Permitted	Objection - the Parish Council supports the tree wardens views

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/17/0385&6	17-Feb-17	Taylor's, The Street	Internal alterations including; removal of the existing to reinstate the original central ground-first floor staircase, re-location and removal of partition walls, and reinstating the original internal chimney breast etc.)	Registered	No Objection
DC/17/0273	13-Feb-17	Bridge Farm, Stane Street	Replacement of existing portal framed building. Removal of caravan, portacabin and container. Erection of new storage building for landscaping contractors' machinery, car barn and new office building. Change of use of existing offices to domestic garage.	Registered	No Objection on the condition that the developments are tied to the main dwelling to prevent buildings becoming residential dwellings in the future
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	Registered	Objection - as with DC/17/0141, 144 and 145, the Parish Council has concerns that the land is currently a health hazard and unfit for residential use. The Parish Council also objects to the existing building being demolished, it should be retained.
DC/17/0356	15-Feb-17	Upper Lydwicke Farm, Hayes Lane	Erection of a stable building with ancillary storage, tack room and feed store and laying of hard standing for access, parking and turning of horse boxes and other vehicles	Registered	No Objection
DC/17/0276	20-Feb-17	Upper Lydwicke Farm, Hayes Lane	Proposed single storey side extension Lawful Development Certificate - Proposed)	Registered	No Objection
DC/17/0258	7-Feb-17	Adjacent Unit 11 and 12 Lyons Farm Industrial Estate	New detached building for veterinary surgery	Registered	No Objection

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 roof space, three 10-bed special care units etc	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/16/2423&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 etc	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 lodged – DC/16/2687 – Lane End, Lyons Road – new stable block and sand school

Appeals decided – None

Enforcements - Waterlands Chalet - The current status of this matter is that the HDC Legal Department is working with their Planning Department to finalise the evidence necessary to secure a conviction. HDC has issued an Enforcement Notice in this matter and the allegation that will proceed to the court is that there has been a breach of the Notice. HDC will make sure the Parish Council is given an update once proceedings are issued.

Prepared by Mary Burroughs (Clerk) 28th March 2017