



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 – April 2017

New planning applications:

The following applications will be considered at the Parish Council meeting on **27th April 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
DC/17/0820	18-Apr-17	Rowarts Farm North, Five Oaks Road, RH13 0RL	Change of use of land to residential curtilage, demolition of existing stable building and erection of new residential garage.	Mr J Rees	Comment outstanding
DC/17/0810&11	7-Apr-17	Ranfold Barn, Five Oaks Road	Internal reconfiguration of walls, relocation of bathroom and soil pipes, new staircase, relocation of fire place and flue, replacement windows	Mr W Quinn	Planning Advisory Committee recommends No Objection
DC/17/0800	5-Apr-17	Upper Lydwicke Farm, Hayes Lane	Erection of hay/storage Barn	Mr & Mrs Henderson	Planning Advisory Committee recommends No Objection provided barn is tied to the main residence
DC/17/0711&12	29-Mar-17	Smithawe Barn, Nowhurst Lane	Proposed erection of a new two-storey rear extension to the existing dwelling and new double garage with limited associated external works	Mrs R Barnard	Planning Advisory Committee recommends No Objection

Applications permitted, refused and withdrawn:

HDC Application number	Address of application	Nature of application	Decision	Feedback to HDC
DC/17/0273	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.	Application Permitted	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	Barn development, Holmbush Manor Farm	Outline application for the demolition of existing agricultural building and creation of new dwelling with all matters reserved	Application Withdrawn	Objection - as with DC/17/0141, 144 and 145, the Parish Council has concerns that the land is currently a health hazard and unfit for residential use.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	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	Application Permitted	No Objection

DC/17/0276	Upper Lydwicke Farm, Hayes Lane	Proposed single storey side extension Lawful Development Certificate - Proposed)	Application Permitted	No Objection
DC/17/0258	Adjacent Unit 11 and 12 Lyons Farm Industrial Estate	New detached building for veterinary surgery	Application Permitted	No Objection
DC/16/2949	Rowarts Farm North, Five Oaks Road, RH13 0RL	Conversion of existing stable building to residential garage	Application has gone from the system	No Objection
DC/16/2712	Spring Copse, Business Park, Stane Street	Replacement of existing Business Park Entrance Sign	Application Permitted	No Objection to new signage but previous signs are more in keeping in a rural setting.

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/17/0662	22-Mar-17	Clemsfold Farm, Guildford Road	Proposed erection of exterior walls to enclose existing open sided barn	Registered	No Objection
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	Awaiting Decision	No Objection
DC/17/0460	6-Mar-17	High Trees, The Street	Demolition of existing garage and erection of replacement single garage	Registered	No Objection
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	Awaiting Decision	No Objection
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	Registered	After some debate it was agreed that the PC has no comment to make to HDC.
DC/17/0405	27-Feb-17	Rowarts Farm North, Five Oaks Road, RH13 0RL	Erection of a building (Lawful Development Certificate - Existing)	Registered	Holding Objection sent 8/3/2017 grounds for lawful development not met. At PC meeting on 31 March 2017, the PC is undecided but would ask that the Planning Officer works closely with Madeleine Hartley, Planning Compliance Team Leader to look closely at the history of the site.
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 - with sub sequential external alterations of chimney at roof level. Construction of 2no. new rear dormer windows to match existing, and the re-location of a new domestic oil tank and external boiler unit at a Grade II Listed dwelling (Listed Building Consent)	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/16/2807	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, 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/16/2423&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 lodged – DC/16/2200 – APP/Z3825/W/17/3167923 3 x 4 bed houses, Gate Lodge

Appeals decided – None

Enforcements – None

Prepared by Mary Burroughs (Clerk) 25th April 2017