



# Slinfold Parish Council

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## Planning Report – May 2017

### New planning applications:

The following applications will be considered at the Parish Council meeting on **25<sup>th</sup> May 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/17/0525	12-May-17	Lower Lodge, The Haven	Replacement garage/log store	Ms S Wakelin	Comment Outstanding
DC/17/0975	15-May-17	Lower Bottle House North, Stane Street	Proposed replacement of front door, porch and glass panes to rear and side windows (Listed Building Consent)	Mr A Butler	Comment Outstanding
DC/16/2941 (Amended Plans)	9-May-17	Nowhurst Business Park, Guildford Road	Development of up to 31,016 sqm (gross internal area) for B1c (industrial processes), B2 (general industrial) and B8 (storage and distribution) uses with ancillary offices, car parking and service yard areas with associated drainage works, site re-profiling, and landscaping (outline application with all matters reserved except access)	Norman Marshall Ltd	Comment sent 23 May 2017
DC/17/0953	2-May-17	Horsham Stone, Lower Broadbridge Farm	Continued use of land and buildings for the storage and distribution of Horsham stone and reclaimed building material (bricks and tiles). Retention of office and wc portacabins. Retention of revised parking area. Retention of stone display patio area.	Mr M Gray	Comment Outstanding

### Applications permitted, refused and withdrawn:

HDC Application number	Address of application	Nature of application	Decision	Feedback to HDC
DC/17/0711&12	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	Application Refused	No Objection
DC/17/0662	Clemsfold Farm, Guildford Road	Proposed erection of exterior walls to enclose existing open sided barn	Application Refused	No Objection
DC/17/0478	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	Application Permitted	No Objection
DC/17/0460	High Trees, The Street	Demolition of existing garage and erection of replacement single garage	Application Permitted	No Objection

DISC/17/0065&6	Starr Inn, The Street	Approval of details reserved by conditions 3, 4, 5 and 6 on DC/16/1328	Split decision some conditions discharged	No Objection
DC/17/0430	Rowarts Farm North, Five Oaks Road, RH13 0RL	Prior approval for change of use from B8 storage/warehouse use to residential dwelling	Prior approval required and refused	After some debate, it was agreed that the PC has no comment to make to HDC.
DC/17/0405	Rowarts Farm North, Five Oaks Road, RH13 0RL	Erection of a building (Lawful Development Certificate - Existing)	Application Refused	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/16/2807	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.	Application Withdrawn	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	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.	Application Refused	No Objection

**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/17/0820	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.	Registered	No Objection
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	Registered	No Objection
DC/17/0800	5-Apr-17	Upper Lydwicke Farm, Hayes Lane	Erection of hay/storage Barn	Awaiting decision	No Objection provided barn is tied to the main residence

DC/17/0385&6	17-Feb-17	Taylors, 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/16/0933	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 – None**

**Appeals decided – None**

**Enforcements – None**

**Prepared by Mary Burroughs (Clerk) 22<sup>nd</sup> May 2017**