



Slinfold Parish Council

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Planning Report – July 2017

New planning applications:

The following applications will be considered at the Parish Council meeting on **27th July 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 received after the publication of the agenda and it is agreed that 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/17/1599	14-Jul-17	Oak Cottage, Stane Street	Proposed erection of three bedroom, two storey detached cottage. (Following refusal of previous application DC/16/1525)	Ms N Dorey
DC/17/1557	10-Jul-17	High Trees, The Street	Demolition of existing garage and erection of replacement single garage	Mrs A Bourn
S106/17/0010	4-Jul-17	Rapkyns Estate, Guildford Road	Discharge/modification of planning obligations, from, No more than 8 non-residential day places to, No more than 18 non-residential day places	SHC Rapkyns Group
DC/17/1435	22-Jun-17	Rowarts Farm North, Five Oaks Road	Prior approval for change of use from B8 storage/warehouse use to residential dwelling	M Beasley
DC/17/1405	22-Jun-17	Rowarts Farm North, Five Oaks Road	Lawful development certificate in respect of existing building having been in situ for in excess of 4 years; resubmitted application further to DC/17/0405	M Beasley
DC/17/1406	3-Jul-17	Rowarts Farm North, Five Oaks Road	Proposed building operations in connection with prior approval application for proposed change of use from a use falling within Class B8 (storage or distribution centre) to dwelling (C3 Use class); revised application further to DC/17/0430.	M Beasley

Applications permitted, refused and withdrawn:

HDC Application number	Address of application	Nature of application	Decision
DC/17/0525	Lower Lodge, The Haven	Replacement garage/log store	Application Permitted
DC/17/0975	Lower Bottle House North, Stane Street	Proposed replacement of front door, porch and glass panes to rear and side windows (Listed Building Consent)	Application Permitted
DC/17/0953	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.	Application Permitted

Planning applications pending consideration or decision by HDC (for information only)

HDC Application number	Date validated by HDC	Address of application	Nature of application	Status	Comment
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DC/17/1360	15-Jun-17	Millfields Farmhouse, Five Oaks Road	Retrospective application to confirm the conversion of single dwelling into no.2 dwellings together with proposed internal remodelling and the addition of a small infill porch	Registered	No Objection
DC/17/1265	5-Jun-17	6 Tannery Close	Fell 1 x Pine	Registered	No Objection. Whilst it would be sad to lose the tree, as it may pose a risk, we can only defer to the advice given.
DC/17/1302	2-Jun-17	The Granary, Holmbush Manor Farm	Prior Approval for change of use of an agricultural building to a two-bed dwelling house	Registered	<p>The Parish Council OBJECTS to all applications. Any application on the Holmbush Manor Farm site should be refused as by law, under class Q development the application cannot be permitted if:</p> <ul style="list-style-type: none"> • (k) the site is, or forms part of- • (ii) a safety hazard area <p>Also, as can be seen, the existing buildings are in a terrible state, and the applications seem to contain very little that acknowledges the extent of work required on them so we would also object on the grounds of inadequate information regarding design. Our previous objections still stand and we would ask that no one application is considered in isolation, given the very serious concerns for all health and safety across the whole site, all three should be considered together. It should be noted that the Parish Council would look more favourably on the development of dwellings on the site if the area was safe to build on.</p>
DC/17/1297	2-Jun-17	White House, Holmbush Manor Farm	Prior Approval for change of use of an agricultural building to a five-bed dwelling house	Registered	as above
DC/17/1300	2-Jun-17	The Barn, Holmbush Manor Farm	Prior approval of proposed change of use of agricultural building to a 2-bed dwelling (C3 Use Class) (Resubmission of previous application DC/17/0144).	Registered	as above
DC/17/1167	6-Jun-17	Dunnottar, Hayes Lane	Demolition of existing dwelling and replacement with 3 bed chalet bungalow	Registered	Objection - Detrimental impact upon the streetscene and visual amenity i.e. the building is overbearing, poorly located and designed.
DC/17/1012	5-Jun-17	12 Hayes Lane, Slinfold	Proposed erection of 2nos. semi-detached two-bedroom dwellings with on-site parking and associated works.	Registered	No Objection
DC/17/1111	25-May-17	Eclipse, Lyons Road	Proposed erection of an agricultural livestock building	Awaiting Decision	No Objection

Appeals lodged – None, Appeals decided – None

Enforcements – Holmbush Manor Farm

Update 4th July 2017 from HDC, Environmental Health – they have been waiting to hear from their solicitor about the date for the appeal hearing. This is now set for the 28th July. A letter of support from the Parish Council detailing the long neglect of the site was sent on 19th July 2017.