



Slinfold Parish Council

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Planning Report – January 2018

New planning applications:

The following applications will be considered at the Parish Council meeting on **25th January 2018**. 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	Comment
DC/18/0104	15-Jan-18	Rowarts Farm North, Five Oaks Road	Erection of a single dwelling as an alternative to permission previously granted under application DC/17/2278, 'Prior Approval for the proposed change of use from B8 storage / warehouse use to residential dwelling; revised application further to DC/17/1435'.	Mr M Beasley	Comment outstanding
DC/17/2421 (Amended Plans)	18-Jan-18	5 Tannery Close	Proposed erection of single storey front not rear extension	Mr G Johnston	Comment outstanding
DC/18/0105	17-Jan-18	Clemsfold Farm	Erection of 3x two storey dwellings with associated parking/hardstanding as an alternative proposal to permission previously granted under application DC/16/2951, 'Prior Approval of Proposed Change of Use of Agricultural Building to Dwelling (C3 Use Class).	Mr I MacGuffog	Comment outstanding
DC/18/0088	17-Jan-18	The Copse, Five Oaks Road	Erection of single storey side/rear extension and installation of mezzanine area to existing garage	Mr & Mrs Mayhew	Comment outstanding
DC/18/0079	15-Jan-18	The Copse, Five Oaks Road	Installation of 2x dormer windows to rear roof slope and 2x rooflights to front roof slope (Certificate of Lawful Development - Proposed)	Mr & Mrs Mayhew	Comment outstanding
DC/18/0064	11-Jan-18	Oakwood Farm, Five Oaks Road	Application to regularise works not built in accordance with previously approved application DC/15/2039 (Change of Use of Agricultural buildings to Class B1 and B8, Parking and Turning areas and improvement to Highways Access).	Mr G Potbury	Comment outstanding
DC/18/0014	11-Jan-18	Mill Cottage, Billingshurst Road	Removal of an existing garden outbuilding and erection of a replacement detached timber garden room	Mr & Mrs Short	Comment outstanding
DC/17/2886	2-Jan-18	Secret Garden, Montessori Childcare, Upper Bottle House, Stane Street	Demolition of redundant agricultural building; erection of replacement building; change of use from agricultural land to Registered Nursery (Use Class: D1)	Mr Michael Chambers	Comment outstanding, site visit planned 22 January
DC/17/2752	20-Dec-17	Upper Bottle House, Stane Street	Demolition of existing garage and garden structures and erection of replacement detached single storey residential outbuilding to rear of main dwelling. (Certificate of Lawful Development - Proposed).	Mr Michael Chambers	Comment outstanding, site visit planned 22 January
DC/17/2853	10-Jan-18	Waterland Chalet	Proposed change of use from existing barn to holiday let together with proposed mobile field shelter stabling.	Mr M De Lapole	Comment outstanding
DC/17/2846	22-Dec-17	Units 1 to 3 Spring Copse	Proposed installation of 16 x wall mounted external lights	Mr S Hearn	17/1 - Concern raised with HDC, feedback to be agreed 25/1
DC/17/2831	22-Dec-17	Stonehurst, Guildford Road	Erection of a single storey side/rear extension	Mr L King	Comment outstanding

DC/17/2842	19-Dec-17	Land opp Woodlea Cotts, Guildford Road	Install high speed broadband cabinet	Catsurveys Planning Team	NO OBJECTION advised to HDC 17/1/2018
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Applications permitted, refused and withdrawn:

HDC Application number	Address of application	Nature of application	Decision	Feedback to HDC
DC/17/2810	Forge House, The Street	Surgery to 1 x Robinia	Application Permitted	No Objection provided a light touch approach is observed
DC/17/2562	Millfields Farmhouse, Five Oaks Road	Prior approval application for proposed change of use from a use falling within Class B1 (light industrial) to dwelling (C3 Use class).	Refused	As per previous application DC/17/1653
DC/17/2529	Oakwood Farm, Five Oaks Road	Erection of single freestanding (1.8m x 2.4m) non-illuminated sign at entrance to Oakwood Farm.	Application Permitted	No Objection
DC/17/2518	Oakwood Farm, Five Oaks Road	Erection of single storey building forming three additional B1 (storage) and B8 (distribution) units.	Withdrawn	Objection - incomplete documents, impact on visual amenity, environment, lighting and noise with no proposed mitigation measures.
DC/17/2432&3	Holdens, The Street	Erection of single storey side and single storey rear extensions, removal of existing garage door and replacement with new window and brickwork and removal of existing garage window and replacement with brickwork (Listed Building)	Application Permitted	No Objection
DC/17/2402	Craddock, Lyons Road	Proposed demolition of existing detached garage, ancillary outbuilding and rear conservatory. Erection of single storey side extension to form attached garage, change of existing porch roof to hipped roof, replacement of existing external tile hangings with Cedral cladding.	Application Permitted	21/11 No Objection but observations about the materials being used and reclaim of garden
DC/17/2305	Waterside, Five Oaks Road	Retrospective application for the change of use and conversion of detached garage to food preparation facility in connection with mobile catering business	Application Permitted	No Objection
DC/17/2278	Rowarts Farm North, Five Oaks Road	Prior Approval for the proposed change of use from B8 storage / warehouse use to residential dwelling; revised application further to DC/17/1435	Application Permitted	The Parish Council OBJECTS to the application on the same basis as DC/17/1435 i.e. it is clear that the building is not suitable for renovation into a home.
DC/17/2182	5 Mitchell Gardens	Surgery to Oak Tree	Application Permitted	Objection to the work being proposed. Tree Wardens have suggested an alternative

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
DC/17/2131	15-Dec-17	Nowhurst Business Park	Amended plans following previous refusal	Awaiting decision	Objection - still too big; concerns for noise, light etc. lack of mitigation south and west of site

DC/17/2695	14-Dec-17	Waterside, Five Oaks Road	Proposed change of use from open field to events venue with associated car parking, landscaping and siting of a tipi for a six month period between April and September.	Registered	Objection - No Highways report, Hours of Business, Light and Noise, Lack of detail in plans
DC/17/2733	12-Dec-17	Millstones, Stane Street	Demolition of existing dwelling and erection of replacement three bedroom chalet bungalow featuring floor to ceiling windows at first floor level to front and rear and 2x dormer windows to front and rear roof slopes.	Registered	No Objection
DC/17/2552	13-Nov-17	Telephone Exchange, Streetfield Rd	Surgery to 2 Oak Trees	Registered	Objection - Not considered that the work is required.
DC/17/2440	11-Dec-17	Lyons Farm Estate	Alteration of existing flat roof to pitched roof	Registered	No Objection
WSCC/043/17/SF & NC/17/0041	4-Dec-17	Theale /Lower Broadbridge Farm	Extraction of Horsham Stone	Registered	No Objection given that this is a local industry providing value, however noise report is misleading and potentially inaccurate
DC/17/2421	16-Nov-17	5 Tannery Close	Proposed erection of single storey rear extension featuring 1x roof lantern	Awaiting decision	No Objection
DC/17/2364	23-Oct-17	Gate Lodge, Stane Street,	Erection of one new 4 bed house and associated garage	Awaiting decision	Objection - the size and scale of the development represents over-development of the site.
DC/17/2131	21-Sep-17	Nowhurst Business Park	Outline application for the development of up to 26,942 sq m (gross internal area) for B1c (industrial processes), B2 (general industrial) and B8 (storage and distribution) employment uses with ancillary offices, car parking, associated drainage works, landscaping and service yard areas. All matters reserved except for access. (Amendments following refusal of previous application DC/16/2941	Awaiting decision	Objection. See letter, overdevelopment and mitigation measures required
DC/17/1818	16-Aug-17	Ye Old House Pinkhurst Lane	Proposed repairs and replacement of deteriorated front oak support beams and associated plasterwork (Listed Building Consent)	Registered	No Objection
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	Awaiting decision	No Comment

Appeals lodged

Clemsfold Farm, DC/17/0662 - APP/Z3825/W/17/3189444

DC/17/0662	22-Mar-17	Clemsfold Farm, Guildford Road	Proposed erection of exterior walls to enclose existing open sided barn
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Oak Cottage, DC/17/1599 - APP/Z3825/W/17/3185664

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)
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12 Hayes Lane, DC/17/1012 - APP/Z3825/W/17/3181891

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.
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Appeals decided and allowed – None
Enforcements – None