



# Slinfold Parish Council

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## Planning Report – February 2018

### New planning applications:

The following applications will be considered at the Parish Council meeting on **22<sup>nd</sup> February 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	Applicant	Comment
DC/18/0205	13-Feb-18	Firtree Plantation, Rowhook	Retrospective application for the re-surfacing of 718 metres of vehicular access track which is 2.4m wide	Dr A Worrall	Registered
DC/18/0124&5	25-Jan-18	Lyons Farm House	Proposed creation of a new highway access to south-east of main dwelling, erection of a detached double garage adjacent to main dwelling to the south-east and demolition of existing outbuilding and erection of a replacement double garage with first floor above and external staircase to side to the north-west of main dwelling (Full Planning)	Mr & Mrs Bravery	Planning Committee recommend No Objection

### Applications permitted, refused and withdrawn:

HDC Application number	Address of application	Nature of application	Decision	Feedback to HDC
DC/17/2846	Units 1 to 3 Spring Copse	Proposed installation of 16 x wall mounted external lights	Application Permitted	Objection The lighting design is not appropriate for this location, it is insensitive and should be replaced by modern low level bollard lighting. Opportunities to mitigate have not been maximised.
DC/17/2440	Lyons Farm Estate	Alteration of existing flat roof to pitched roof	Application Permitted	No Objection
DC/17/2421	5 Tannery Close	Proposed erection of single storey rear extension featuring 1x roof lantern	Application Permitted	No Objection
DC/17/1818	Ye Old House Pinkhurst Lane	Proposed repairs and replacement of deteriorated front oak support beams and associated plasterwork (Listed Building Consent)	Application Withdrawn	No Objection
S106/17/0010	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	Application Permitted	No Comment
DC/17/2131	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)	Permitted with conditions	Objection. See letter, overdevelopment and mitigation measures required

**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/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'.	Registered	No Objection
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).	Registered	Objection - The Parish Council would like to see the existing building renovated as supported in the previous application. In a rural parish we seek to wherever possible retain our historical buildings.
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	Registered	No Objection
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)	Registered	No Objection
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).	Registered	Objection .....having looked at the application it is unclear exactly what the Parish Council is being consulted upon. The current plans have been compared to the previous application. The only difference appears to be the exact position of Unit 7 of Building 3. Everything else seems to be the same. The Design & Access Statement does not help: in 1.0.1 it says that the application is to "address some slight amendments" and then in 3.0.1 says it is "seeking permission to develop starter units". So until it is clear what we are being asked to consider we must object. The applicant should submit clear plans.
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	Registered	No Objection
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)	Registered	Objection to the application as it currently stands. However, the Parish Council would support the application if acceptable revisions (reduction in size, re-siting) were made to the car parking area, as discussed with the applicant
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).	Registered	Objection - the applicant stated at the Parish Council Meeting on 25th January that he will be withdrawing this application (notified suspending). Having considered the application the Parish Council agreed that the building is sited inappropriately close to the boundary so that it significantly affects the neighbouring properties. Its design also results in it being about 1 metre higher than it might otherwise be.

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.	Registered	Objection - The Parish Council does not believe that this is a valid application. It does not satisfy the criteria for agricultural to residential. The Parish Council is also aware of the previous history of applications for this site and feels that the current enforcement action in the system should be concluded upon and that under no circumstances should any permissions enable this to become a permanent dwelling.
DC/17/2831	22-Dec-17	Stonehurst, Guildford Road	Erection of a single storey side/rear extension	Registered	No Objection
DC/17/2842	19-Dec-17	Land opp Woodlea Cotts, Guildford Road	Install high speed broadband cabinet	Registered	No Objection
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.
WSCC/043/17/SF & NC/17/0041	4-Dec-17	Theale /Lower Broadbridge Farm	Extraction of Horsham Stone	Awaiting decision	No Objection given that this is a local industry providing value, however noise report is misleading and potentially inaccurate
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.

**Appeals lodged – None**

**Appeals decided and allowed – None**

**Enforcements – None**

Updated by Mary Burroughs (Clerk) 14<sup>th</sup> February 2018