



Slinfold Parish Council

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Planning Report – March 2018

New planning applications:

The following applications will be considered at the Parish Council meeting on **29th March 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 Reference	Date validated by HDC	Address of application	Nature of application	Applicant	Comment
DC/18/0561	1-Mar-18	The Old Forge, The Street	Fell 1 x Lime	Mr I Haines	Site Visit 20th March 2018 – Options other than felling should be considered e.g. take some height and therefore weight from the tree. If the tree must be felled, it could be allowed to regrow and a new stem chosen for a replacement tree? Because of the huge root system you might get a much quicker restoration. An independent assessment of the options is requested. The application is ambiguous and there is no real evidence submitted to suggest that the tree must be felled.
DC/18/0103	9-Mar-18	Kilsyth, Park Street Lane	Erection of two storey side extension and rear single storey extension	Mrs T Matthews	Planning Committee agree No Objection
DC/18/0472	5-Mar-18	Cordek, Spring Copse	Extension of existing concrete hard-standing and extension of existing culvert.	Mr S Hearn	Planning Committee agree No Objection subject to Arboricultural recommendations being implemented
DC/18/0341	27-Feb-18	Stone Cottage, Lyons Road	Erection of single storey rear extension, side link extension, rear dormer window, front bay window and detached front garage (retrospective).	Dr S Webb	Planning Committee agree No Objection
DC/18/0205 (Amended, Rudgwick Ap)	6-Mar-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	HDC advised No Objection, but there is concern regarding possible unlawful developments in the woodland and that hardcore surfacing could lead to a tarmaced road which in turn may facilitate the buildings in the woodland being inhabited. As per our previous comments on this application, HDC's Compliance Team should investigate current and monitor future use of the woodland.

Applications permitted, refused and withdrawn:

HDC Application number	Address of application	Nature of application	Decision	Feedback to HDC
DC/18/0088	The Copse, Five Oaks Road	Erection of single storey side/rear extension and installation of mezzanine area to existing garage	Application Permitted	No Objection
DC/18/0014	Mill Cottage, Billingshurst Road	Removal of an existing garden outbuilding and erection of a replacement detached timber garden room	Application Permitted	No Objection

DC/17/2752	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).	Application Refused	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	Waterland Chalet	Proposed change of use from existing barn to holiday let together with proposed mobile field shelter stabling.	Application Refused	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	Stonehurst, Guildford Road	Erection of a single storey side/rear extension	Application Permitted	No Objection
DC/17/2842	Land opp Woodlea Cotts, Guildford Road	Install high speed broadband cabinet	HDC has No Objection	No Objection
DC/17/2733	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.	Application Permitted	No Objection
WSCC/043/17/SF & NC/17/0041	Theale /Lower Broadbridge Farm	Extraction of Horsham Stone	Application Permitted	No Objection given that this is a local industry providing value, however noise report is misleading and potentially inaccurate

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/18/0352	14-Feb-18	Brookhurst Farm, Guildford Road	Prior approval for a proposed change of use from B8 storage/warehouse use to two dwellings	Registered	No Objection
DC/17/1654	31-Jan-18	Pescara, Five Oaks Road	Retrospective change of use of 2x storage barns to car showroom and storage	Registered	No Objection but noted that it is disappointing to see a retrospective application for the site
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	Registered	Object - Ambiguous and inappropriate use of resurfacing in this location
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)	Awaiting decision	No Objection
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/18/0079	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)	Awaiting decision	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	Objectionhaving 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/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)	Awaiting decision	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/17/2131	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.	Awaiting decision	Objection - No Highways report, Hours of Business, Light and Noise, Lack of detail in plans
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/17/2364	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

- DC/17/1012 - 12 Hayes Lane fronting Maydwell Avenue – Appeal Dismissed
- DC/17/1599 – Oak Cottage, Stane St. – Appeal Dismissed

Enforcements – Unauthorised Tracks and Activities Roman Woods, Guildford Road – Response from HDC circulated 23rd March