



Slinfold Parish Council

PO Box 315, Billingshurst, West Sussex RH14 9XX

Tel: 01403 785864 Mobile 07733 359479

Email: clerk@slinfold-pc.gov.uk

Planning Report – April 2018

New planning applications:

The following applications will be considered at the Parish Council meeting on **26th April 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
S106/18/0010	10-Apr-18	Hayes Lane, Brick Lane/Maydwell Ave	Deed of Variation to Section 106/0954 agreement, paragraphs 1.2 and 1.6 of schedule 2, to allow vehicles to use access A, Maydwell Avenue, know as Brick Lane. Development Site Hayes Lane Slinfold West Sussex	A2 Dominion	Planning Committee recommend No Objection
DC/18/0725	10-Apr-18	Lyons Farm Estate	Erection of Front Sign to Property	J Williams	Feedback outstanding - Initial observations are proposal could be improved upon
DC/18/0669	28-Mar-18	Padora Nibletts, Hayes Lane	Fell 1 x Eucalyptus		Feedback outstanding - Initial observations - should not be felled
DC/18/0621	28-Mar-18	Bridge House, Five Oaks Road	Demolition of existing buildings and erection of a two storey office building. Change of use of covered riding arena to workshop/assembly area with associated hardstanding, parking and landscaping.	ERG APC Group	Objection to be ratified at meeting - Whilst PC may support change of use there is concern for landscaping, car parking, lighting, access etc.
DC/18/0630	3-Apr-18	Brackensfield Farm, Guildford Road	Outline application for the development of up to 11241.27 square metres for B1C, B2 and B8 employment uses with ancillary offices, car parking, drainage works and landscaping. All matters reserved except access.	Dr J Evans	Objection proposed by Planning Committee detail to be ratified at meeting

Applications permitted, refused and withdrawn:

HDC Application number	Address of application	Nature of application	Decision	Feedback to HDC
DC/18/0341	Stone Cottage, Lyons Road	Erection of single storey rear extension, side link extension, rear dormer window, front bay window and detached front garage (retrospective).	Application Permitted	No Objection
DC/18/0352	Brookhurst Farm, Guildford Road	Prior approval for a proposed change of use from B8 storage/warehouse use to two dwellings	Application Permitted	No Objection

DC/18/0124&5	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 etc.	Application Permitted	No Objection
DC/18/0079	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)	Application Permitted	No Objection
DC/17/2552	Telephone Exchange, Streetfield Rd	Surgery to 2 Oak Trees	Application Permitted	Objection - Not considered that the work is required.
DC/17/2364	Gate Lodge, Stane Street,	Erection of one new 4 bed house and associated garage	Application Permitted	Objection - the size and scale of the development represents overdevelopment of the site.

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/18/0561	1-Mar-18	The Old Forge, The Street	Fell 1 x Lime	Registered	Objection - Options other than felling should be considered. 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	Awaiting decision	No Objection
DC/18/0472	5-Mar-18	Cordek, Spring Copse	Extension of existing concrete hardstanding and extension of existing culvert.	Awaiting decision	No Objection subject to Arboricultural recommendations being implemented
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	Registered	14/3 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.
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/18/0104	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/18/0064	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/17/2695	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

Appeals lodged – None

Appeals decided - None

Enforcements – Two Oaks, Lyons Road - Response from HDC circulated, building line conforms to application.

Updated by Mary Burroughs (Clerk) 19th April 2018