



Slinfold Parish Council

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Planning Report – June 2018

New planning applications:

The following applications will be considered at the Parish Council meeting on **28th June 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/18/1260	13-Jun-18	Packing Station, Holmbush Manor Farm, Hayes Lane	Prior approval for a change of use of existing storage/distribution building (Class B8) to a dwelling house (Class C3).	Dr L Fanous	Feedback outstanding
DC/18/1191	5-Jun-18	Merrie Mead, Five Oaks Road	Erection of a three storey side extension, part single/part two storey rear extension and proposed loft conversion.	Mrs R Blundell	Feedback outstanding
DC/18/1167	5-Jun-18	Bridge Farm, Five Oaks Road	Hybrid planning application for the change of use of an existing dwelling into offices including external alterations (amendment to previously approved application DC/17/0273) and outline planning application for the erection of a new two storey dwelling and garage including formation of a new access track.	Mr & Mrs McBirney	Feedback outstanding
DC/18/1172&3	31-May-18	Ashlands Farm, Lyons Road	Conversion of detached farm building into ancillary accommodation	Mr & Mrs Lunt	Feedback outstanding

Applications permitted, refused and withdrawn:

HDC Application number	Address of application	Nature of application	Decision	Feedback to HDC
DC/18/0921	Cob House, Five Oaks Road	Erection of single storey front extension including enclosure of existing open-sided entrance porch	Application Permitted	No Objection
DC/18/0750	Hayes Warren, Hayes Lane	Erection of 3 bay detached garage	Application Permitted	No Objection subject to the appropriate conditions i.e. that this cannot become a separate dwelling in future

DC/18/0852	Ye Olde House, Pinkhurst Lane	Proposed repairs and replacement of deteriorated front oak support beams and associated plasterwork on front and side elevation (Listed Building Consent)	Application Permitted	No Objection
DC/18/0797	Stanford House, The Street	Fell Babylon Willow	Application Permitted	No Objection
DC/18/0725	Lyons Farm Estate	Erection of Front Sign to Property	Application Permitted	Feedback outstanding - Initial observations are proposal could be improved upon
DC/18/0561	The Old Forge, The Street	Fell 1 x Lime	Application Permitted	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/18/0205 (Amended, Rudgwick Ap)	Firtree Plantation, Rowhook	Retrospective application for the re-surfacing of 718 metres of vehicular access track which is 2.4m wide	Committee Decision 3/7/2018	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/18/0205	Firtree Plantation, Rowhook	Retrospective application for the re-surfacing of 718 metres of vehicular access track which is 2.4m wide	Committee Decision 3/7/2018	Object - Ambiguous and inappropriate use of resurfacing in this location
DC/17/2695	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.	Application Refused	Objection - No Highways report, Hours of Business, Light and Noise, Lack of detail in plans

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/18/1014	25-May-18	Moorcroft Racehorse Welfare Centre, Park Street Lane, Slinfold	Extension to riding school building	Registered	No Objection
DC/18/1017	11-May-18	Upper Bottle House, Stane Street	Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.5m	Awaiting Decision	OBJECTION on the grounds that we still have insufficient information to consider this application fully e.g. styles, elevations etc. The plans lack clarity.

DC/18/0995	15-May-18	Welwyn, Hayes Lane	Demolition of a detached dwelling and erection of 13 residential units with associated parking, landscaping, refuse/cycle facilities and the creation of an additional highway access onto Hayes Lane.	Registered	Objection - Drainage, Ecology, Parking, Mix of Housing and Design
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	Registered	Planning Committee recommend No Objection
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.	Awaiting decision	Objection to be ratified at meeting - Whilst PC may support change of use there is concern for landscaping, car parking, lighting, access etc.
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/18/0104	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'.	Awaiting decision	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.

Appeals lodged - None

Appeals decided - None

Enforcements – None

Notice of Committee Meeting 3rd July to decide DC/18/0205 Firtree Plantation

– Consider speaking slot

Updated by Mary Burroughs (Clerk) 22nd June 2018