



Slinfold Parish Council

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Planning Report – September 2018

New planning applications:

The following applications will be considered at the Parish Council meeting on **27th September 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	Address of application	Nature of application	Parish Council Comment
DC/18/0064 (Amended)	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).	Feedback outstanding, currently view is No Objection
DC/18/1857	Mill Cottage, Billingshurst Road	Replacement of existing detached garden room and shed with detached timber garden room.	Feedback outstanding, currently view is No Objection
DC/18/1854	Woodfield, Stane Street	Erection of a balcony, external staircase and replacement of 2no. existing rear dormers with 1no. box dormer.	No Objection. Annex must be tied to main building so does not become separate dwelling, HDC advised 19th Sept
DC/18/1780	Bramble Hill Farm, Five Oaks Road	Erection of a vehicle garage with associated access and parking	Site visit pending, deadline for response 3rd October
DISC/18/0270	Ye Old House, Pinkhurst Lane	Approval of details reserved by condition 3 to approved application DC/18/0852	No Objection, HDC advised 13th September

Applications permitted, refused and withdrawn:

HDC Application number	Address of application	Nature of application	Decision	Feedback to HDC
DC/18/0995 (amended)	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.	Application Permitted with conditions	Welcome the amendments and letter of conform but still anxieties over drainage and landscape plans and want to be consulted fully on detailed plans
DC/18/1366	2 Lowfield Road	Prior approval for the demolition of an existing conservatory and erection of a single storey rear extension; which would extend beyond the rear wall of the original house by 4m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.25m	Prior approval not required	No Objection

DC/18/1260	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).	Application Refused	Objection - Notwithstanding any of the previous history of the site and our comments on the same, this application is so lacking in detail that it is impossible to properly assess its merits.
DC/18/1191	Merrie Mead, Five Oaks Road	Erection of a three storey side extension, part single/part two storey rear extension and proposed loft conversion.	Application Permitted	No Objection
DC/18/1172&3	Ashlands Farm, Lyons Road	Conversion of detached farm building into ancillary accommodation	Application Permitted	No Objection but conditions should apply to tie the new accommodations to the main building.
DC/18/1014	Moorcroft Racehorse Welfare Centre, Park Street Lane, Slinfold	Extension to riding school building	Application Permitted	No Objection
DC/18/1017	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	Prior approval required and permitted	OBJECTION on the grounds that we still have insufficient information to consider this application fully e.g. styles, elevations etc. The plans lack clarity.

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/18/1572	27-Jul-18	Holdens, The Street	Formation of new internal door from hallway to proposed cloakroom, (previously a utility room DC/17/2433 refers) with new door and framing to match existing internal doors.	Registered	No Objection
DC/18/1495	31-Jul-18	Access Road to Nowhurst Business Park	Installation of two aluminium composite hoarding boards 3660mm x 2440mm on 5x steel posts 114mm diameter	Awaiting decision	Whilst we feel that the signage is a little large, there is No Objection
DC/18/1330	21-Jun-18	Whitebreads Farm, Stane Street	Removal of condition 4 of previously approved application SF/50/66 (erection of two detached bungalows with garages followed by the demolition of two existing substandard dwellings). To facilitate non-agricultural occupation of the bungalows.	Registered	No Objection
DC/18/1167	5-Jun-18	Bridge Farm, Stane Street	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.	Registered	No Objection but conditions should apply to tie the new accommodations to the main building.

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 - 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/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

Appeals lodged - None

Appeals decided - None

Enforcements – None

Other Planning Matters - as per agenda

Updated by Mary Burroughs (Clerk) 20th September 2018