

**MINUTES OF A MEETING OF NORTH HORSHAM PARISH COUNCIL  
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE  
HELD ON THURSDAY 21<sup>st</sup> MAY 2015  
AT ROFFEY MILLENNIUM HALL**

**Present:** Councillors Mr N. Butler, Mrs R. Ginn\*, Mrs F. Haigh, Mr R. Knight, Mr T. Rickett\*, Mr D. Searle, Mr I. Wassell\*, Mrs S. Wilton (Chairwoman)

**In attendance:** Stephen Rennie – Committee Clerk  
Eleven members of the public

\* denotes absence

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**PART 1 – OPEN SESSION**

The Chairman introduced Liz Abraham of Hall & Woodhouse and Josie Lawrence of DPS Architectural Consultants to speak on planning application DC/14/2430.

Josie Lawrence began by describing the proposed development that is to replace the pub; 5 houses all with allocated parking in the form of car ports, which helps to ensure that garages aren't converted to additional rooms at a later date. The existing access will be retained and used for the development, and should see far less daily traffic movements than the pub.

Liz Abraham then commented on the sale of the land, and that Hall & Woodhouse are not a property developer and would prefer to expand not reduce their property portfolio with regards to pubs, but the Fountain Inn is a 'wet led' pub i.e. relies on drink sales rather than food, and these have been impacted most in recent years. The Fountain Inn has traded poorly since 2010 and has shown a 43% decrease in trade in that time across the tenure of four landlords. Currently the weekly rent is only £1 a week in an effort to help the landlord but the pub is still struggling. It has been marketed for sale across trade platforms since 2013, with no interest being expressed. Hall & Woodhouse are happy for a decision by Horsham District Council to be deferred until July in order for them to prove that with even more marketing there are no interested parties to keep it as a pub.

**PET001/15 TO APPOINT A COMMITTEE CHAIRMAN**

It was proposed by Councillor Knight and seconded by Councillor Searle that Councillor S. Wilton be appointed Committee Chairman for the forthcoming year.

**PET002/15 PUBLIC FORUM**

**Richard Street** commented that he had been helping with the campaign to save the pub via facebook and the local press, and whilst he has no objection in principle to the idea of housing on the site, the pub should not be demolished as it is not surplus to requirements of the local community as per HDC Core Strategy Policy CP14, and therefore should be kept as a pub either by possibly selling to a pub chain, or to interested parties from the local community. In this respect, £350,000 has been 'raised' including £50,000 personally.

**Paul Lamb** commented that he believed Hall & Woodhouse to be lacking in local knowledge and that the non-viability of the pub had not been proven, and questioned the investment in the pub as well as whether the advertising that had been carried out was adequate. Mr Lamb also felt that Hall & Woodhouse were not interested in this pub and did not want the competition from it if it remained a pub, and stated he was willing to invest if it could be bought by the local community.

**Paul Sanders of CAMRA (Campaign for Real Ale)** commented that they had nominated the pub to be listed as an Asset of Community Value, and that the loss of any pub is a detriment to the local community. They believe there is scope to save the pub and are not convinced of the reasoning of its failure.

**Matt Emery and Ian Munslow** both individually echoed previous comments that the pub needed to adapt and that it had been starved of investment. Both were also willing to invest should it be available to buy by the local community.

**PET003/15 APOLOGIES FOR ABSENCE**

Apologies of absence were received from Councillors Wassell, Ginn and Rickett.

**PET004/15 APPROVAL AND SIGNATURE OF MINUTES**

The Minutes of the meeting held on 16<sup>th</sup> April 2015, having previously been circulated, were approved and signed by the Chairman as a true record.

**PET005/15 TO APPOINT A COMMITTEE VICE CHAIRMAN**

It was proposed by Councillor Butler and seconded by Councillor Knight that Councillor Searle be appointed Vice Chairman for the forthcoming year.

**PET006/15 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**PET007/15 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**PET008/15 TO CONSIDER PROPOSED TRAFFIC REGULATION ORDER ON SECTIONS OF RUSPER ROAD AND SECTIONS OF JACKDAW LANE**

Members noted the detailed maps of the proposed permanent Traffic Regulation Order along sections of Rusper Road and Jackdaw Lane, and held no objection to any proposed restrictions.

**IT WAS RESOLVED**

**That the Parish Council had no objections to the proposed Traffic Regulation Order.**

**PET009/15 TO CONSIDER REQUEST REGARDING BUS STOP AND BUS SHELTER OPPOSITE CHESTERTON COURT, MANOR FIELDS**

Members noted that the new pole is still to be installed by West Sussex County Council.

**IT WAS RESOLVED**

**To note this section of the report.**

**PET010/15 TO DISCUSS TRAFFIC ISSUES REGARDING SAFE ACCESS TO AND FROM EARLES MEADOW**

Members noted that the junction of Earles Meadow was being included in the investigative study being carried out by the developers of the proposed North Horsham development, and the analysis would therefore take some time.

Councillor Searle commented that while the results of the survey are awaited, the Parish Council could follow up with WSCC in order to suggest the preferred improvements to the junction; a traffic island and some hatching or keep clear road markings to stop vehicles blocking access and make the junction safer.

**IT WAS RESOLVED**

**To relate to WSCC the Parish Council's preferred potential improvements to the junction, including traffic islands and keep clear road markings.**

**PET011/15 TO DISCUSS PLACEMENT OF BOLLARDS AT LAMBS FARM ROAD JUNCTION WITH GREENFIELDS ROAD**

Members noted that information from WSCC on whether Highways would be able to carry out works on behalf of the Parish Council was still awaited.

**IT WAS RESOLVED**

**To note this section of the report.**

**PET012/15 PLANNING APPLICATIONS**

Members noted receipt of the Planning Applications, as set out in the accompanying schedule, received under the Town and Country Planning Act 1990, from Horsham District Council since 16<sup>th</sup> April 2015.

**IT WAS RESOLVED**

**That the Committee's comments on each application be forwarded on to Horsham District Council**

**PET013/15 PLANNING DECISIONS**

Members noted receipt of the schedule of planning decisions made by the Planning Authority

**IT WAS RESOLVED**

**To note the schedule of planning decisions**

**PET014/15 DATE OF NEXT MEETING**

**Thursday 18<sup>th</sup> June 2015 at 7.30pm**

There being no other business, the Chairman closed the meeting at 8.43pm

.....Chairman

..... Date

**PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE**

**21<sup>st</sup> May 2015**

**SCHEDULE OF PLANNING APPLICATIONS**

**DC/14/2430**

**ROFFEY NORTH**

The Fountain Inn, 81 Rusper Road

Demolition of The Fountain Inn and erection of 5 dwellings (3x3 bed terraced and 2x4 bed detached) with associated parking and car ports.

Applicant: Mr Mark Pantry

**COMMENT**

**Members were pleased to note the application by CAMRA to nominate the pub as an Asset of Community Value, and would consider the demolition of the pub as detrimental to the local community. Members were also pleased to note that Hall & Woodhouse were willing for any decision to be deferred until July in order for them to demonstrate they had carried out sufficient marketing on the pub. For this reason, Members agreed to defer their decision until the July Committee Meeting in order to allow for an outcome of the nomination for an Asset of Community Value.**

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**DC/15/0532**

**HOLBROOK WEST**

6 Holbrook Park, Old Holbrook

Proposed rear extension to garages including new roof and associated works

Applicant: Mr and Mrs Robin and Tessa Seymour

**COMMENT**

**NO OBJECTION**

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**DC/15/0533**

**HOLBROOK WEST**

6 Holbrook Park, Old Holbrook

Proposed rear extension to garages including new roof and associated works (Listed Building Consent)

Applicant: Mr and Mrs Robin and Tessa Seymour

**COMMENT**

**NO OBJECTION**

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**DC/15/0672**

**HOLBROOK EAST**

Chennells Brook Farmhouse, Rusper Road  
Replacement of windows at front of house (Listed Building Consent)  
Applicant: Mr and Mrs Webber

**COMMENT**

**The Parish Council object to this application as it represents substantial change to the frontage of the building, and the replacement windows should be more in keeping with the current, as per the conservation officers' comments.**

**OBJECTION**

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**DC/15/0742**

**HOLBROOK EAST**

1, Tylden Way  
Construction of single storey rear extension  
Applicant: Mr and Mrs Hughes

**COMMENT**

**NO OBJECTION**

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**DC/15/0767**

**ROFFEY NORTH**

Horsham Floorings and Furnishings, 137-139 Crawley Road  
Consolidation and construction of a rear extension to the existing retail store/showroom fronting Crawley Road together with the demolition of ancillary showroom/building at the rear and construction of a replacement single storey showroom/building  
Applicant: Horsham Floorings & Furnishings

**COMMENT**

**NO OBJECTION**

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**DC/15/0821**

**HOLBROOK WEST**

4, Cottingham Avenue  
Loft conversion and rear extension to residential dwelling house  
Applicant: Mr Simon Copsey

**COMMENT**

**NO OBJECTION**

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**DC/15/0829**

**HOLBROOK EAST**

Evelyn Lancaster House, St Marks Lane  
Variation of Condition 22 of planning approval DC/14/1966 (Demolition of existing building and redevelopment to provide 80 bedroom care home and associated works) to allow for internal and external layout changes and external elevational changes to provide an 82 bedroom care home and additional car parking space.  
Applicant: Mr R Smith

**COMMENT**

**NO OBJECTION**

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**DC/15/0894**  
Woodside, 27 Walton Drive  
Single storey side extension  
Applicant: Mr and Mrs M Waldron

**ROFFEY SOUTH**

**COMMENT**

**NO OBJECTION**

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**DC/15/0915**  
3, Grasmere Gardens  
Surgery to 1 x Lime Tree (T1)  
Applicant: Mr Probin

**ROFFEY NORTH**

**COMMENT**

**NO OBJECTION**

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**DC/15/0941**  
18, Park Farm Close  
Two storey side extension  
Applicant: Mr Richard Hudson

**HOLBROOK WEST**

**COMMENT**

**NO OBJECTION**

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**DC/15/0968**  
6, Lambs Farm Road  
Existing Certificate of Lawful Development for replacement of garage door to window, and erection of rear conservatory  
Applicant: Mrs Natasha Mackins

**ROFFEY NORTH**

**COMMENT**

**NO OBJECTION**

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**DC/15/0973**  
Enterprise House, 80 Lambs Farm Road  
Erection of 1 x Illuminated fascia sign  
Applicant: Mr Graham Ross

**ROFFEY NORTH**

**COMMENT**

**The Parish Council object to this application due to the illuminated nature of the proposed signage, as it is considered inappropriate for the residential nature of the locality.**

**OBJECTION**

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