

**NORTH HORSHAM PARISH COUNCIL
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE
THURSDAY 21ST FEBRUARY 2019 at 7.30pm
AT ROFFEY MILLENNIUM HALL**

**CLERK'S REPORT TO BE READ IN CONJUNCTION WITH THE AGENDA
Numbers relate to those on the agenda.**

1. Public Forum

The Public Forum will last for a period of up to 15 minutes during which members of the public may put questions to the Council or draw attention to relevant matters relating to the business on the agenda. Each speaker is limited to 3 minutes. Business of the meeting will start immediately following the public forum or at 7.45pm whichever is the earlier.

3. Declaration of Interests

Members are advised to consider the agenda for the meeting and determine in advance if they may have a Personal, Prejudicial or a Disclosable Pecuniary Interest in any of the agenda items. If a Member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the agenda item; or when the interest becomes apparent to them. Details of the interest will be included in the Minutes.

Where a Member has a Prejudicial Interest (which is not a Disclosable Pecuniary Interest), Members are reminded that they must now withdraw from the meeting chamber after making representations or asking questions.

If the interest is a Disclosable Pecuniary Interest, Members are reminded that they must take no part in the discussions of the item at all; or participate in any voting; and must withdraw from the meeting chamber; unless they have received a dispensation.

5. Chairman's Announcements

1. A copy of the Notice of Modification Order, Section 53 of the Wildlife and Countryside Act 1981 addition of a public footpath commencing at the end of Coney Croft cul-de-sac, outside property 21 and proceeding with a width of 2 metres north eastwards for approximately 30 metres between the garages to join with public footpath 1586/2 is available to view at the Parish Council Offices until 15th March 2019 at the request of West Sussex County Council.
2. The date for a site meeting with West Sussex County Council's Area Highways Manager – Horsham district, Economy, Infrastructure and Environment Highways and Transport for appointed Parish Councillors, the West Sussex County Councillor and local residents in Lambs Farm Road, Rough Way, Morrell Avenue and Farhalls Crescent is being finalised. The meeting is to discuss issues surrounding parking by commuters using Littlehaven Station and the impact it has on road safety.

3. Horsham District Council Planning Training scheduled for 11th February 2019 was cancelled due to low numbers.

4. SGN responded to the letter sent on 4th February regarding disruption due to gas works on Crawley Road.

“Please accept our apologies for the inconvenience and distress caused to the local residents and businesses of Crawley Road.

We understand that there was a number of issues, that arose from the works carried out last year and we addressed them as they were brought to our attention.

The local businesses were personally visited by myself, where I addressed any concerns they had at the time and provided them an update of the works and remaining durations for the section of works being carried out at the time. I also made them aware that SGN have a process in which if the business is suffering a genuine loss as a result from the works, they could apply for compensation through SGN scheme.

We have now completed all our works on Crawley Road and will not be looking to carry out further works to the area in the near future.”

6. North of Horsham Parish Liaison Meeting

The notes of the meeting will be circulated separately.

Originally when there were two Tree Wardens, both were invited to attend the North of Horsham Parish Liaison Meeting. Now that there are four Tree Wardens and the group is expanding, it is sensible to maintain having two Tree Wardens in attendance. Having consulted the Tree Wardens they also feel this is appropriate.

8. Appeal against WSCC/015/18/NH Wealden Brickworks – Energy from Waste Facility (Incinerator)

A response to the appeal made by Britanniacrest Ltd. against the decision to refuse Planning Application WSCC/015/18/NH, agreed at the last Planning, Environment and Transport Committee Meeting has been submitted and acknowledged.

On 6th February 2019 WSCC has informed interested parties that following consideration of legal advice at a meeting of the WSCC Planning Committee on 5th February 2019, WSCC will not defend five of the six reasons for refusal being considered in the appeal.

Reason 1: Need

It has not been demonstrated that the facility is needed to maintain net self-sufficiency to manage the transfer, recycling and treatment of waste generated within West Sussex. Therefore, the development is contrary to strategic objective 3 of the West Sussex Waste Local Plan 2014.

The site is allocated in the West Sussex Waste Local Plan 2014, which demonstrates that there is an identified, quantified need for the waste management capacity that

this facility would provide. Furthermore, the site benefits from an extant planning permission (WSCC/021/15/NH) for the same waste management capacity. Accordingly, it is accepted that there is a need for the facility and, therefore, the County Council will not defend this reason for refusal.

Reason 3: Highway Capacity

The development would have an unacceptable impact on highway capacity, contrary to Policies W10 and W18 of the West Sussex Waste Local Plan 2014.

The proposed development would not involve an increase in HGV movements over that already allowed under the extant planning permission. Accordingly, it is accepted that there is no evidence that there would be an unacceptable impact on highway capacity and, therefore, the County Council will not defend this reason for refusal.

Reason 4: Residential Amenity

The development would have an unacceptable impact on residential amenity, contrary to Policies W10 and W19 of the West Sussex Waste Local Plan 2014.

The proposed development would not result in either an increase in HGV movements or impacts from site operations over those already allowed under the extant planning permission. Accordingly, it is accepted that there is no evidence that there would be an unacceptable impact on residential amenity and, therefore, the County Council will not defend this reason for refusal.

Reason 5: Public Health

The development would have an unacceptable impact on public health, contrary to Policy W19 of the West Sussex Waste Local Plan 2014.

The County Council accepts that there is no evidence to indicate that there would be an unacceptable impact on public health resulting from the development, acknowledging that no objections were raised in this regard by the relevant statutory consultees (the Environmental Health Officer, Public Health England or the Environment Agency). Further, it is accepted that the planning process should not duplicate other regimes including, in this case, Environmental Permitting. For these reasons, the County Council will not defend this reason for refusal.

Reason 6: Cumulative Impact

The development, along with other existing, allocated and permitted development, including the North of Horsham development, would result in adverse cumulative impacts, contrary to W10 and W21 of the West Sussex Waste Local Plan 2014.

The proposed development would not result in increased impacts from HGV movements or impacts from site operations over those already allowed under the extant planning permission. Accordingly, it is accepted that there is no evidence that there would be adverse cumulative impacts, and, therefore, the County Council will not defend this reason for refusal.

For the avoidance of doubt, the County Council will defend the remaining reason for refusal at appeal, namely:

Reason 2: Landscape and Visual Amenity

The development would have an unacceptable impact on landscape and the visual amenity of the area, contrary to Policies W12 and W13 of the West Sussex Waste Local Plan 2014.

It is suggested that the Parish Council submits a supplementary response by the deadline of 25th February 2019.

The response should outline the Parish Council's disappointment that only one reason for refusal will be defended, especially when there is insufficient evidence to allay resident's concerns about need, highway capacity, public health and the cumulative impact that the development may have on future residents north of Horsham and the parish in general. The residents living north of Horsham have been badly let down by the District and County Councils yet again.

The Parish Council gave comprehensive reasons why they concluded that the design, height, size and mass of the proposed buildings do not comply with HDPF(2015) Policies and WSWLP (2014) Policies and would like to restate their objections on those terms in the strongest way possible.

However, it has been suggested that if the incinerator is to be allowed, it could provide a local heat network for the homes in nearest proximity to the incinerator site. At a minimum, this could be for the social and affordable homes which are due to be developed to the west of the North Horsham development site, enabling the residents to have reduced energy costs. Should the incinerator be allowed then this should be a condition on the application.

Strategy for attending the appeal.

A Councillor may wish to attend the appeal on a daily basis. The notification may come between Planning Meetings and therefore it would be prudent to nominate two or three Councillors to attend.

9. Parking on land at Fitzalan Road, Roffey

A Councillor has raised concern regarding parking on the small piece of land opposite the Fish and Chip shop on Fitzalan Road and has suggested that bollards be installed to prevent parking. This was explored with the local County Councillor a couple of years ago but nothing was progressed.

11. Land next to 78 Crawley Road

The Parish Council agreed to have a watching brief on the undeveloped piece of land next to 78 Crawley Road. The fencing has been broken and repaired and there is a significant amount of discarded rubbish, making the site unsightly.

12. Rubbish on A264 and A24

Extract from e-mail from a resident

“The A264 Northern Bypass and the A24 south from Great Daux are continually polluted with rubbish, most of which is as a result of waste haulage Heavy Goods Vehicles (HGV's) going to and from the Biffa and Britaniacrest sites at the old Warnham brickworks'. This becomes a continual debate at the Biffa and Britaniacrest quarterly Liaison meetings, is never solved, and cleaning up is reliant on the infrequent HDC pick-ups which are extremely costly.”

A proportion of the mess in the lay-bys, is rubbish dumped from cars not waste HGV's. The resident suggests that the installation of waste bins in the lay-bys would encourage people to consolidate waste rather than have it strewn all over. Biffa did not support this as they felt that installing rubbish bins would encourage “fly tippers” , however, there was no real explanation or evidence. Those at the quarterly Liaison meeting were informed that the lay-bys on the A264 and A24 are subject to a weekly clean, but the lay-bys always seem to be dirty, so this is clearly not often enough. The resident requests that the Parish Council supports the suggestion of installing litter bins and puts forward an approach to Horsham District council.

14. Consultations

West Sussex Joint Minerals Local Plan – Soft Sand Review. The only source of land-won soft sand in West Sussex is in the Folkestone Formation which is largely contained in the South Downs National Park.

15. Planning Appeals

There are no planning appeals to date.

**NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING DECISIONS
25.01.19- 21.02.19**

DC/18/1925	Holbrook East
Site Address: Chennells Brook Lodge Rusper Road Proposal: Retrospective application for the erection of a 2 metre high fence.	
Parish Council Comment No objection.	
HDC Decision	

DC/18/1992	Holbrook West
Site Address: Boxer Retreat Langhurst Wood Road Proposal: Erection of a single storey front extension.	
Parish Council Comment No objection.	
HDC Decision	

DC/18/2141	Holbrook East
Site Address: 15 Brook Road Proposal: Erection of a front porch, single storey side extension, installation of bay window to front elevation and side windows to the existing stair well.	
Parish Council Comment No objection.	
HDC Decision	PERMITTED

DC/18/2167	Holbrook East
Site Address: 11 Bailey Close Proposal: Loft conversion involving installation of front and rear dormers.	
Parish Council Comment Objection on the grounds of overdevelopment and the impact on the street scene.	
HDC Decision	

DC/18/2173	Roffey North
Site Address: 28 Earles Meadow Proposal: Erection of timber decking in back garden and timber summerhouse.	
Parish Council Comment Object on the grounds that there is no evidence the applicant has consulted the Environmental Agency and therefore committee holds concerns with regards to the effect on the riverbed located in close proximity to the proposed works.	
HDC Decision	PERMITTED

DC/18/2199	Roffey North
Site Address: 12 Cottage Close	
Proposal: Fell 1 x Pine	
Parish Council Comment No objection subject to the comments from HDC's Tree Officer.	
HDC Decision	REFUSED

DC/18/2241	Roffey North
Site Address: 80 Rusper Road	
Proposal: Erection of a detached two storey dwelling.	
Parish Council Comment Objection as it is not in keeping with the street scene and is overdeveloped. Concerns are also held as there is uncertainty of the parking provision that will be in place and the impact on the works will have on the highway.	
HDC Decision	PERMITTED

DC/18/2254	Roffey North
Site Address: 20 Moorhead Cottages Crawley Road	
Proposal: Installation of log burner and flue to dining room (Full Planning)	
Parish Council Comment Objection due to the adverse impact on the listed building.	
HDC Decision	PERMITTED

DC/18/2255	Roffey North
Site Address: 20 Moorhead Cottages Crawley Road	
Proposal: Installation of log burner and flue to dining room (Listed Building Consent)	
Parish Council Comment Objection due to the adverse impact on the listed building.	
HDC Decision	PERMITTED

DC/18/2283	Roffey North
Site Address: 8 School Close	
Proposal: Surgery 1 x Oak	
Parish Council Comment No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	

DC/18/2291	Roffey South
Site Address: 3 Roffeyhurst, Forest Road	
Proposal: Erection of a workshop/storage outbuilding.	
Parish Council Comment No objection.	
HDC Decision	PERMITTED

DC/18/2315	Roffey South
Site Address: Woodlands Framing Yard, Woodlands Farm, Old Crawley Road, Faygate Proposal: Demolition of existing barn, change of use of industrial building into D1 use, erection of two buildings, associated access and car parking.	
Parish Council Comment No objection.	
HDC Decision	PERMITTED

DC/18/2320	Roffey South
Site Address: 16 Honeywood Road Proposal: Erection of a first floor extension over existing garage and ground floor.	
Parish Council Comment Objection due to the poor design aspect.	
HDC Decision	PERMITTED

DC/18/2333	Holbrook East
Site Address: 18 Rook Way Proposal: Surgery to 1 x Oak	
Parish Council Comment No objection subject to the comments from HDC's Tree Officer.	
HDC Decision	REFUSED

DC/18/2403	Roffey South
Site Address: Roffey Road Level Crossing, Wimland Road, Roffey Proposal: Installation of two red light violation cameras at Roffey Road level crossing, together with ancillary signage.	
Parish Council Comment No objection. The Committee fully supports this application.	
HDC Decision	PERMITTED

DC/18/2413	Roffey South
Site Address: 5 Acorns Proposal: Surgery to 1 x Oak	
Parish Council Comment No objection, subject to the works being carried out by a qualified tree surgeon, as it is not clear one has been consulted, and is limited to a 2m crown reduction/lifting and thinning dead wood.	
HDC Decision	PERMITTED

DC/18/2435	Roffey South
Site Address: 61 Oak Tree Way	
Proposal: Surgery to 1 x Oak	
Parish Council Comment No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/18/2500	Holbrook West
Site Address: 7 Chaffinch Close	
Proposal: Erection of a single storey rear extension (Certificate of Lawful Development - Proposed)	
Parish Council Comment No objection.	
HDC Decision	PERMITTED

DC/18/2515	Roffey North
Site Address: 41 Hawkesbourne Road	
Proposal: Fell 1 x Oak	
Parish Council Comment The Parish Council supported the view of the Parish Council Tree Wardens that a crown reduction and removal of dead wood would be more appropriate, subject to the clarification of the overall health of the tree by HDC's Tree Officer as an infestation of honey fungus has been suggested by a neighbour, rather than the felling of the oak tree.	
HDC Decision	

DC/18/2522	Roffey South
Site Address: 2 Shellys Court, Manor Fields	
Proposal: Conversion of garage into habitable living space and erection of a first floor extension over existing garage.	
Parish Council Comment No objection.	
HDC Decision	PERMITTED

DC/18/2541	Roffey North
Site Address: 35 Greenfields Way	
Proposal: Surgery to 7 x oak trees	
Parish Council Comment No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/18/2542	Holbrook West
Site Address: 11 Millers Gate Proposal: Surgery to 1 x beech	
Parish Council Comment No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/18/2547	Roffey North
Site Address: 28 Shepherds Way Proposal: Demolition of existing garage and erection of a two storey side extension.	
Parish Council Comment No objection.	
HDC Decision	PERMITTED

DC/18/2574	Holbrook West
Site Address: Fisher Clinical Services UK Ltd. Proposal: Variation to Condition 1 to previously approved Application Reference Number DC/18/1215 (Erection of a side extension to existing warehouse). Relating to substitute drawings.	
Parish Council Comment No objection.	
HDC Decision	PERMITTED

DC/18/2628	Holbrook East
Site Address: 8 Bartholomew Way Proposal: Erection of a front porch.	
Parish Council Comment No objection.	
HDC Decision	PERMITTED
DC/18/2647	Holbrook East
Site Address: Novartis Development Site Parsonage Road Proposal: Removal of Condition 21 (Code for Sustainable Homes Level 3) of planning application DC/14/1624 (Demolition of existing social club and redevelopment of site to accommodate 160 dwellings)	
Parish Council Comment No objection.	
HDC Decision	

DC/18/2665	Roffey North
Site Address: 4 Coniston Close Proposal: Surgery to 2 x Lime Trees	
Parish Council Comment No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/18/2687	Holbrook East
<p>Site Address: Former Novartis Site Parsonage Road</p> <p>Proposal: Outline planning application for the erection of up to 300 dwellings (C3) including the conversion of existing offices (buildings 3 and 36) up to 25,000sqm of employment (B1) floorspaces and provision of 618sqm of flexible commercial/community space (A1 A2 A3 D1 (Creche) use classes) within the ground floor of converted building 36. Improvements to existing pedestrian and vehicular accesses from Parsonage Road and Wimblehurst Road, new cycle and pedestrian accesses from Parsonage Road, together with associated parking and landscaping. All matters reserved except for access.</p>	
<p>Parish Council Comment</p> <p>This application is deferred to North Horsham Parish Council's Full Council meeting on the 10th January 2019. The Planning, Environment and Transport Committee passes on its initial findings to be taken further:</p> <ol style="list-style-type: none"> See a solution for traffic movements in the area. To see the avenue of trees on Parsonage Road being protected. For there to be a foot-link bridge over the railway line. To raise the site as an employment area first before housing, as it is believed the site was initially allocated for training and employment rather than housing. 	
HDC Decision	

DC/18/2691	Roffey North
<p>Site Address: 6 School Close</p> <p>Proposal: Erection of a rear conservatory.</p>	
<p>Parish Council Comment</p> <p>No objection.</p>	
HDC Decision	PERMITTED

DC/18/2676	Holbrook West
<p>Site Address: 3 Greenfinch Way</p> <p>Proposal: Surgery 2 x Oak</p>	
<p>Parish Council Comment</p> <p>No objection subject to the comments of HDC's Tree Officer.</p>	
HDC Decision	

DC/18/2697	Roffey South
<p>Site Address: 202 Crawley Road</p> <p>Proposal: Erection of a part two storey and part single storey over existing building.</p>	
<p>Parish Council Comment</p> <p>Objection due to the fact it's not in keeping with the longstanding character and street scene of Crawley Road and the subsequent adverse effect on adjacent areas.</p>	
HDC Decision	REFUSED

DC/18/2720	Holbrook East
Site Address: The Holbrook Club North Heath Lane	
Proposal: Erection of x2 No. wooden sign	
Parish Council Comment No objection.	
HDC Decision	

DC/18/2737	Roffey South
Site Address: 6 Holly Close	
Proposal: Erection of a single storey rear extension	
Parish Council Comment No objection. The Parish Council request building control to look at residents' concerns regarding the construction phase.	
HDC Decision	

DC/18/2748	Holbrook West
Site Address: Garage Block Adversane Court Blenheim Road	
Proposal: Demolition of 24 garages, erection of three-storey block of nine 1 and 2 bedroom affordable housing units for rent with associated parking and landscaping	
Parish Council Comment No objection. The Parish Council made their decision by way of vote.	
HDC Decision	

DC/18/2749	Holbrook East
Site Address: Novartis Development Site Parsonage Road	
Proposal: Variation of condition 1 of previously approved Application Number: DC/14/1624 (Demolition of existing social club and redevelopment of site so as to accommodate 160 dwellings together with new access arrangements and landscaping works) Relating to elevation and roof plans to Plots 30-55	
Parish Council Comment No objection.	
HDC Decision	

DC/19/0035	Holbrook West
Site Address: Unit C North Heath Lane Industrial Estate North Heath Lane	
Proposal: Restoration of steel cladding, installation of a sectional overhead door in the front elevation and replacement windows.	
Parish Council Comment No objection.	
HDC Decision	

DC/19/0053	Roffey North
Site Address: 1 Oaks Close	
Proposal: Surgery to 2 x Oak Trees	
Parish Council Comment No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	

DC/19/0073	Roffey South
Site Address: 48 Sycamore Avenue	
Proposal: Demolition of existing carport, part of boundary wall and erection of a single story side extension	
Parish Council Comment No objection.	
HDC Decision	

DC/19/0085	Roffey North
Site Address: 6 Parsonage Road	
Proposal: Conversion of loft into a habitable living space, installation of front and rear dormers Alterations to existing roof, installation of front and rear dormers. Creation of new access onto Parsonage Road and the creation of 2.no parking spaces.	
Parish Council Comment No objection.	
HDC Decision	

DC/18/2413	Roffey South
Site Address: 5 Acorns	
Proposal: Surgery to 1 x Oak	
Parish Council Comment	
HDC Decision	

DC/18/2454	Roffey South
Site Address: 8 Honeywood Road	
Proposal: Non material amendment to previously approved DC/18/0434 (Removal of existing garage and erection of single storey rear extension and pitched roof over existing front porch) Relating to replacement of window to rear elevation with bi-fold doors	
Parish Council Comment	
HDC Decision	

DC/18/2459	Holbrook West
Site Address: Boxer Retreat Langhurst Wood Road Proposal: Application to confirm the continuous use of building for Sui Generis purposes for a period in excess of ten years (Certificate of Lawful Development - Existing)	
Parish Council Comment	
HDC Decision	

S106/18/0012	Holbrook East
Site Address: The Holbrook Club North Heath Lane Proposal: S106 Deed of Variation in relation to affordable housing provision, to comply with the Registered Provider's funding requirements in relation to paragraph, 7 and 8 of schedule 3	
Parish Council Comment No comment, the application wasn't fully understood.	
HDC Decision	

S106/18/0026	Holbrook East
Site Address: The Holbrook Club North Heath Lane Proposal: Paragraph 1 (d) of Schedule 4 (stating not to allow or cause to be allowed more than 50% of the Open Market Units to be occupied at the Holbrook Development site until the new pitches at Horsham Football Club facility are ready for use) of the Original Section 106 (as varied) attached to DC/16/2855 to be deleted.	
Parish Council Comment Objection. The Parish Council considers there is a need for football pitches to be built and that HDC should have some control to enable them to press for them to be released.	
HDC Decision	

