

**MINUTES OF A MEETING OF NORTH HORSHAM PARISH COUNCIL
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE
HELD ON THURSDAY 17th DECEMBER 2020 AT 7.30pm.**

Present: Committee Members

Cllr M. Cockerill, Cllr J. Davidson (Vice Chairman), Cllr Mrs R. Ginn*, Cllr Mrs J. Gough, Cllr R. Knight, Cllr D. Mahon, Cllr R. Millington, Cllr T. Rickett BEM*, Cllr D. Searle, Cllr R. Turner (Chairman), Cllr I. Wassell*, Cllr Mrs S. Wilton.

*denotes absence

In attendance: Pauline Whitehead BA(Hons) FSLCC – Clerk to the Council.

PET/862/20 Public Forum

There were three members of the public present, two representing the No incinerator 4 Horsham (Ni4H) group.

Ni4H reported that there had been no further information on the Environmental Permit application in respect of WSCC/015/18/NH: Recycling, Recovery and Renewable Energy and Ancilliary Infrastructure (Incinerator) at the former Wealden Brickworks, from the Environment Agency. Ni4H restated their willingness to work with the Parish Council on the consultation at the appropriate time.

PET/863/20 Apologies for absence

There were apologies for absence from Cllr I Wassell.

Cllr R Ginn had technology issues and Cllr T. Rickett BEM did not attend.

PET/864/20 Declarations of Interest

Cllr Millington declared a personal interest in DC/20/2133, extension of an existing fence and landscaping works to create a new garden at 25 Keats Close as he is a neighbour. (See list of planning applications at PET/872/20)

PET/865/20 Minutes

The Minutes of the Committee Meeting held on 26th November 2020 were agreed and will be signed by the Chairman as a true record at the earliest opportunity.

PET/866/20 Chairman's Announcements

Lists of planning compliance cases received from Horsham District Council (HDC) for the period from 30th November 2020 until 17th December 2020 had been circulated to members of the Planning Committee.

The Chairman's announcement was NOTED.

PET/867/20 North of Horsham Development Parish Liaison Meeting

Notes from the North of Horsham Development Parish Liaison Meeting held

on 17th November 2020 had been circulated to the Council and were available on the Parish Council's website.

It was RESOLVED to note the notes of the meeting.

With agreement from the Committee, agenda item 8 was moved forward to this point in the meeting.

PET/868/20 Recycling, Recovery and Renewable Energy and Ancillary Infrastructure (Incinerator) at the former Wealden Brickworks.

After a Public Inquiry, planning permission for recycling, recovery and renewable energy and ancillary infrastructure (incinerator) was granted subject to conditions. In order for the facility to operate, an environmental permit, issued by the Environment Agency (EA), is required. The EA has confirmed that the proposed energy from the facility will be treated as a Site of High Public Interest, which means that once the EA has received and accepted an environmental permit application, all of the relevant documentation will be available to view and the EA will consult widely with people and relevant organisations. The Parish Council has not yet received official notification of the consultation from the EA.

Planning application NC/20/0029 (noted on the list of planning applications later in the minutes) relates to West Sussex County Council's (WSSC) consultation with Horsham District Council (HDC) on the discharge of conditions 7 (Construction and Environmental Management Plan), 11 (potential combined heat and power) and 18 (scheme to control odours). HDC has lodged objections against their proposals.

In relation to the Parish Council offering comments at this stage, the Principal Planner at WSSC advised "Planning application NC/20/0029 relates to conditional schemes currently under review by WSSC in respect of the appeal decision APP/P3800/W/18/3218965 (allowed on appeal following refusal of WSSC/015/18/NH).

WSSC do not ordinarily, and are not required to, consult on schemes submitted in respect of the discharge of conditions. As a result we will not be seeking the views of the Parish Council. Only once finalised and approved are conditional schemes made available on the WSSC website. On some occasions consultation is undertaken with particular bodies/experts for technical matters, and in this case the view of Environmental Health Officers at HDC has been sought. The reference number and record on HDC's (NC/20/0029) website is their own, as a record of comments they have provided to WSSC as consultee."

It was RESOLVED that whilst the Parish Council would comment on planning application NC/20/0029 in the usual way, no further action would be taken in relation to the Environmental Agency consultation at this time. Plans would be considered when the Environment Agency released their consultation. It was further AGREED that

information relating to NC/20/0029, be shared with neighbouring parishes as they may not be aware of the planning application.

Two members of the public left the meeting.

PET/869/20 Land North of Horsham – DC/20/2345

Reserved matters application relating to layout, scale, appearance, access (primary streets) and green infrastructure (landscaping) including a strategic landscape buffer for the development north of Horsham where outline planning is for mixed use strategic development to include housing (up to 2,750 dwellings), a business park (up to 46,450 m²), retail, a community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure pursuant to Condition 5 following approval of outline application DC/16/1677.

The Committee carefully considered the reserved matters application. Concern was expressed regarding who would take responsibility for the long term maintenance of landscaping, open spaces and play areas on the new development and how this would be supported financially. Similar concerns were raised regarding street furniture and bus shelters.

Cllr Mahon joined the meeting.

WSCC Highways had noted that whilst the proposed cycleways met the recommended standard minimum width of 1.5 metres, they would prefer them to be wider.

The Committee RESOLVED to put their concerns to HDC and to support WSCC in seeking the cycleways to be widened to at least 2 metres wide, preferably more. (See list of planning applications appended to the minutes for the submitted comments to HDC).

PET/870/20 Consultations

- 1. Night Flight Restrictions** – This is a two-stage consultation process which seeks views on the regime at the designated airports beyond 2022 and night flights in the national context. The consultation lasts for a period of 3 months.

Stage 1 of this consultation has 2 purposes. Firstly, to maintain the existing night flight restrictions for the designated airports (Heathrow, Gatwick and Stansted) from 2022 to 2024, and a proposal to ban Quota Count 4 rated aircraft movements during from 23:30 to 06:00.

Secondly, they are also seeking early views and evidence on policy options for the government's future night flight policy at the designated airports beyond 2024, and nationally. This includes whether they should amend their national noise policy to include

specific policy for night noise, revising their night flight dispensation guidance, whether they should set criteria for airport designation, and what any future night flight regime at the designated airports should look like.

Their aim is to publish stage 2 of this consultation in 2022 which will set out firm proposals for the designated airports beyond 2024.

The Committee observed that night flights were likely to affect the new development north of Horsham as it was very close to the flight paths in and out of Gatwick. It was AGREED to bring the consultation back to the next meeting with more information.

PET/871/20 Planning Appeals

REASONS FOR APPEAL	Appeal against refusal of planning permission
APPLICATION REFERENCE	DC/19/2340
WARD	Roffey North
APPLICATION	Retrospective application for the removal of existing front garden boundary hedge and erection of a fence
SITE	2 Earles Meadow
PC COMMENTS	No objection, provided it will not cause an adverse visual impact on the entrance to the estate. It was noted that the non-permeable hard surface installed for the driveway of the house has not been included on this application.
APPEAL DECISION	Dismissed

It was RESOLVED to NOTE appeal information regarding DC/19/2340 – 2 Earles Meadow.

PET/872/20 Planning Applications

Members noted receipt of the schedule of Planning Applications received under the Town and Country Planning Act 1990 from HDC since 27th November 2020 and considered each application in turn.

It was RESOLVED that the Committee's comments on each planning application be forwarded to HDC (appended as part of the minutes).

The remaining member of the public left during this item.

PET/873/20 Planning Decisions

An ongoing schedule of planning decisions made by HDC had been

circulated to members of the Committee. It was noted that some of the decisions were displayed on the application list.

It was RESOLVED to note the schedule of planning decisions circulated with the agenda.

PET/874/20 Date of next Meeting

The next meeting is scheduled for Thursday 28th January 2021 at 7.30pm.

There being no other business, the Chairman closed the meeting at 8.45pm.

.....Chairman

.....Date

**NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION
17th DECEMBER 2020**

DC/20/1364 – amended	Roffey South
Site Address: Iona 70 Forest Road Proposal: Conversion of loft into habitable living space.	NHPC comment on original application: No objection in principle however, the design for the rear should be improved.
Parish Council Comment: No objection.	
HDC Decision	

DC/20/1643 – amended	Holbrook West
Site Address: 42 Pondtail Road Proposal: Erection of a first floor side extension and conversion of attached garage to living space, together with a roof extension at second floor level and erection of a single detached garage/store to front of main dwellinghouse.	NHPC comment on original application: The Parish Council have no objection to the first floor side extension however, the construction of the garage in the front garden was felt to be inappropriate and damaging to the character of the street scene.
Parish Council Comment: Objection - The Parish Council acknowledge the changes that have been made to the plans. However, it was still considered that the construction of a garage in the front garden was inappropriate and damaging to the character of the street scene. There was no objection to the first floor side extension.	
HDC Decision	

DC/20/1685 – amended	Roffey North
Site Address: 63 Farhalls Crescent Proposal: Erection of a single storey rear orangery. Installation of a rooflight to the north-east elevation. Construction of a new boundary wall to the north-east and north-west. Erection of a greenhouse and replacement shed and store.	NHPC comment on original application: Objection to the erection of the orangery due to an overdevelopment of an already crowded site. There are no comments to the erection of the greenhouse and replacement shed and store.
Parish Council Comment: Objection – The Parish Council found the amended plans difficult to compare with those submitted previously. However, it was still considered that the erection of an orangery would over develop an already crowded site. No objection was raised to the erection of a greenhouse, replacement shed and store.	
HDC Decision	

One declaration of interest.

DC/20/2133	Holbrook East
Site Address: 25 Keats Close Proposal: Extension of existing fence and landscaping works to create a new garden.	
Parish Council Comment: Objection – The Committee appreciated the open aspect and mature trees on this site, especially as it adjoined the Riverside Walk. Extending the existing fence would remove the open aspect and there was concern that matures trees could be felled, further reducing the amenity on this site and impacting on the environmental benefits of the area.	
HDC Decision	

DC/20/2207 – amended	Roffey North
Site Address: Unit 1, 7 Littlehaven Lane Proposal: Demolition of existing office, storage and distribution premises and erection of an apartment building comprising of 4No. 2 bedroom dwellings with associated parking.	Objection due to overdevelopment, dominating the site and being too close to the boundary edge and neighbouring properties. There isn't any visitor parking spaces allocated and there are already issues with parking in the area.
Parish Council Comment: Objection- The Parish Council acknowledged the changes made to the planning application but still considered it an unsuitable site for development. The proposed apartment building is very close to the site boundaries and will overshadow neighbouring properties with its mass and bulk. Development of the site would necessitate more infrastructural services to be provided which would cause additional disruption to neighbours. Existing parking issues would be exacerbated.	
HDC Decision	

DC/20/2226	Holbrook West
Site Address: Erica Way Proposal: Surgery 1 x Silver Maple (Adj to no.4)	
Parish Council Comment: No objection – subject to comments from the HDC Arboricultural Officer.	
HDC Decision	

DC/20/2231	Holbrook West
Site Address: Pondtail Road Proposal: Surgery to 1 x Oak (Adj to 33 Haybarn)	
Parish Council Comment: No objection – subject to comments from the HDC Arboricultural Officer.	
HDC Decision	

DC/20/2270	Roffey North
Site Address: 2 Conifers Close Proposal: Surgery to 1 x Cedar	
Parish Council Comment: No objection – subject to comments from the HDC Arboricultural Officer.	
HDC Decision	

DC/20/2307	Holbrook West
Site Address: 15 Wagtail Close Proposal: Surgery to 1 x Oak	
Parish Council Comment: No objection – subject to comments from the HDC Arboricultural Officer.	
HDC Decision	

DC/20/2345	Horsham Rural
Site Address: Land North of Horsham Old Holbrook Proposal: Reserved matters application for the erection for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure pursuant to Condition 5 following approval of outline application DC/16/1677, relating to layout, scale, appearance, access and landscaping.	
Parish Council Comment: Concern was expressed regarding who would take responsibility for the long term maintenance of landscaping, open spaces and play areas on the new development and how this would be supported financially. Similar concerns were raised regarding street furniture and bus shelters. WSCC Highways had noted that whilst the proposed cycleways met the recommended standard minimum width of 1.5 metres, they would prefer them to be wider. The Parish Council supported WSCC and recommended that the cycleways be marked out and installed at least 2 metres wide, preferably more. The Committee observed that the site address for applications kept changing, sometimes including Old Holbrook, sometimes	

not. It was recommended that the development be given a name to provide a greater sense of identity and clarification.	
HDC Decision	

DC/20/2369	Holbrook East
Site Address: 46 Gateford Drive	
Proposal: Erection of single storey rear extension.	
Parish Council Comment: No objection.	
HDC Decision	

DC/20/2370	Roffey South
Site Address: Highdown Forest Road	
Proposal: Erection of first floor extension above existing ground floor.	
Parish Council Comment: No objection.	
HDC Decision	

DC/20/2420	Holbrook East
Site Address: 45 Wordsworth Place	
Proposal: Erection of single storey rear extension.	
Parish Council Comment: No objection.	
HDC Decision	

DC/20/2435	Roffey North
Site Address: 112 Rusper Road	
Proposal: Demolition of existing conservatory and erection of a double storey rear extension.	
Parish Council Comment: No objection.	
HDC Decision	

DC/20/2458	Comptons
Site Address: Wentworth Comptons Brow Lane	
Proposal: Erection of first floor rear extension.	
Parish Council Comment: The Parish Council was unable to consider this application as the planning application proved difficult to interpret.	
HDC Decision	

NC/20/0029	Horsham Rural
<p>Site Address: Britaniacrest Recycling Secondary Aggregate Plant Warnham Brickworks Langhurst Wood Road</p> <p>Proposal: Discharge of conditions 7 (Construction and Environmental Management Plan),11 (potential combined heat and power) and 18 (scheme to control odours).</p>	
<p>Parish Council Comment: Objection - The Parish Council endorsed the comments in a letter from HDC to WSCC from the Senior Planning Officer dated Dec 2020 (appended to the minutes) summarised below. The Condition 7, Construction and Environmental Management Plan is considered satisfactory with respect to environmental matters (including construction, methodology and phasing, working hours and deliveries), except for noise and vibration control, dust control where HDC has made additional comments and a lack of information about the method of demolition and specific method statements. HDC is content that if WSCC specialists are satisfied with landscape and visual, water resources, ecology and nature conservation impacts, no further comments are required. Regard should be given to the traffic impacts in Horsham District as a result of Heavy Goods Vehicles(HGV) being routed on the primary road network, including the A24 and A264 during the construction phase.</p>	
HDC Decision	Objection to Consultation

S106/20/0018	Horsham Rural
<p>Site Address: Land Parcel at 518618 134195 Old Holbrook</p> <p>Proposal: Details pursuant to Schedule 3, Part 2, paragraphs 4-9 (Affordable Housing Delivery Scheme) of the legal agreement (ref DC/16/1677) for Reserved Matters Area 1 within Phase 1 of the North of Horsham development site</p>	
<p>Parish Council Comment: The Parish Council noted the detail in the Section 106 legal agreement and whilst there is no objection, there is concern about the overall level of truly affordable housing on the development. It was considered that every opportunity for affordable housing on the site north of Horsham should be pursued.</p>	
HDC Decision	

DC/20/2395	Roffey South
<p>Site Address: Hanover Court, York Close</p> <p>Proposal: Surgery to 1 x oak and 1 x sycamore</p>	
<p>Parish Council Comment: No objection – subject to comments from the HDC Arboricultural Officer.</p>	
HDC Decision	

DC/20/2296	Holbrook West
Site Address: 24 Haybarn Drive Proposal: Surgery to 1 x oak.	
Parish Council Comment: No objection – subject to comments from the HDC Arboricultural Officer.	
HDC Decision	



James Neave
West Sussex County Council
County Hall
Chichester
West Sussex
PO19 1RH

Our ref: NC/20/0029
Please ask for: Matthew Porter
Email: matthew.porter@horsham.gov.uk
Contact Tel: 01403 215561
Date: Dec 2020

Dear James Neave,

**Recycling, Recovery and Renewable Energy facility and Ancillary Infrastructure
Britaniacrest Recycling Secondary Aggregate Plant Warnham Brickworks, Langhurst Wood
Road Horsham West Sussex RH12 4QD**

I refer to the consultation received by Horsham District Council (HDC) on for details pursuant to Conditions 7 (Construction and Environmental Management Plan), 11 (potential combined heat and power), and 18 (Scheme to control odours), following the approval on appeal of the Energy from Waste facility at the former Wealden brickworks.

Following review of the submitted details in consultation with the Council's Environmental Protection team, **Horsham District Council formally Object**, with the following representation.

Condition 7 (Construction and Environmental Management Plan, 'CEMP')

As an overarching document, the CEMP is considered satisfactory with respect to environmental matters (including construction methodology and phasing, working hours and deliveries), except for noise and vibration control. HDC makes additional commentary on dust control. The document also refers to a number of other method statements which have yet to be provided including the demolition method statement and specific method statements.

If the determining authority's own specialists are satisfied with landscape and visual, water resources, ecology and nature conservation impacts, there is no further need for HDC to comment on these matters.

The proposed routing of HGVs during the construction phase is concentrated on the primary road network, including the A24 and A264, therefore will have traffic impacts in Horsham District. The determining authority in their capacity as Local highway Authority should give regard to this.

Noise and Vibration Control

The information on noise and vibration is not sufficiently detailed to provide a meaningful insight on the impacts and control of construction noise and vibration. Section 6.6 highlights the statutory code of practice for control of noise from construction (BS5228:2009+A1:2014 Part 1) but details on compliance is limited to a list of best practice options.

To ensure construction phase impacts are properly assessed and mitigated it is recommended that for each construction phase as described in section 3.6.8 a schedule of the plant machinery and equipment to be used should be provided together with an assessment of noise impact undertaken in

accordance with Annex E of (BS5228:2009+A1:2014 Part 1). This should include specific assessments of piling works and equipment used for continuous concrete pours.

Dust Management Plan

As this is a large-scale development located in an environment with a potential for fugitive dust impacts from the existing operations at Warnham Brickworks and the Brookhurst Wood Mechanical and Biological Treatment plant, it is recommended that particulates PM10 and PM2.5 are monitored throughout Phase 1, 2 and 3 of the construction process, at a minimum of 2 locations. Ideally, one site should include compliance monitoring in respect of the Local Air Quality Management objectives for particulate matter. It is recommended that monitoring starts ahead of the construction activities taking place, in order to establish baseline. Site Action Levels should be set to ensure that any spikes in particulate emissions are investigated and addressed. The monitoring data should be reported to the LPA on a 3-monthly basis. Each report should contain the summary of results from the monitoring undertaken, number of times that the action levels were exceeded, and details of the action taken to address it.

Condition 18 (Scheme to control odours)

As the energy from waste facility will operate under an Environmental Permit issued by the Environment Agency, Horsham District Council will have no jurisdiction over odour emissions from the plant.

In terms of odour mitigation the document makes clear that acceptance of appropriate wastes and containment within the process buildings is the primary means of odour control. De-odorising sprays are also to be deployed under certain conditions. However it is noted that Section 4.7 states:

"The Wealden Works 3Rs Facility will, however, be designed such that should the need arise, additional control techniques can be retrofitted to further control odour releases. In particular provision will be made for the fitting of carbon filters and positive air circulation."

While it is for the Environment Agency to determine if Best Available Techniques have been utilised, it is not clear why the use of carbon filters is not being considered from the outset or what circumstances will trigger the installation of the additional control measures. It is recommended that further clarification on these points should be obtained.

With respect to the sections on complaints handling procedure and the communications with external stakeholders it is highly likely that complaints will be made directly to the local authority as well as the Environment Agency which will need to be discussed with the operator. Only the Environment Agency is recognised as an external stakeholder. The document should also recognise the other regulatory bodies, particularly those with local political accountability, will be involved where complaints are received by them.

Condition 11 (Potential combined heat and power)

Planning Officers have forwarded the details of potential Combined Heat and Power onto a representative of the land north of Horsham to explore opportunities. Any feedback received will be forwarded onto WSCC.

Yours sincerely,

Matthew Porter
Senior Planning Officer