

**MINUTES OF A MEETING OF NORTH HORSHAM PARISH COUNCIL
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE
HELD ON THURSDAY 21ST 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

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 16th 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 16th 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 18th 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

21st 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.

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

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

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

DC/15/0742

HOLBROOK EAST

1, Tylden Way

Construction of single storey rear extension

Applicant: Mr and Mrs Hughes

COMMENT

NO OBJECTION

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

DC/15/0821

HOLBROOK WEST

4, Cottingham Avenue

Loft conversion and rear extension to residential dwelling house

Applicant: Mr Simon Copsey

COMMENT

NO OBJECTION

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

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

COMMENT NO OBJECTION

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

COMMENT NO OBJECTION

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

COMMENT NO OBJECTION

DC/15/0968 ROFFEY NORTH
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

COMMENT NO OBJECTION

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

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
