

**NORTH HORSHAM PARISH COUNCIL
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE
THURSDAY 24th NOVEMBER 2022 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, Disclosable Pecuniary or Other Registrable 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 minuted.

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.

Where you have an **Other Registrable Interest** (which is not a Disclosable Pecuniary Interest), Members are reminded that they must withdraw from the meeting chamber after making representations or asking questions.

Decision: To receive any Declarations of Interest from Members of the Committee.

5. Chairman's Announcements

- i. Members are asked to note that the following compliance complaints have been received since the last meeting within the North Horsham Parish:

Ref. EN/22/0468

1 Fivens Place, Horsham RH12 5AS

Alleged breach: extension to building in accordance with detail submitted under DC/22/0360; boundary fence over 2m in height without permission.

Ref. EN/22/0471

7A Lambs Crescent, Horsham RH12 4DH

Alleged breach: installation of Virgin Media Broadband cabinet to side of property

- ii. Members are advised of the Parish Clerk's response to the gentleman who corresponded questioning the North Horsham Neighbourhood Plan (as circulated on the correspondence email dated 03.11.22). The Parish Clerk responded by saying that she believed the decision to not have a Neighbourhood Plan was partly based on the fact that the majority of the development in the Parish is coming from two strategic sites - North Horsham and Novartis - which would fall outside of any Neighbourhood Plan remit.
- iii. Members are advised that regarding the Community Building at Mowbray, HDC have advised that the developer will not be making any further changes to the plans before submission. NHPC will be able to comment on the application when it comes before the PET Committee.
- iv. Members may be aware that ITV Meridian have recently reported on residents' frustrations with the upgraded level crossing at Parsonage Road. Please see the link to the article on their website: <https://www.itv.com/news/meridian/2022-11-14/everyone-is-angry-why-locals-are-fed-up-with-these-level-crossings>
- v. Members will recall that the Chairman attended an online session back in February regarding the A24 Worthing to Horsham Corridor feasibility study and reported to members on this at the meetings held on:
 - 24th February 2022 (Min. PET/1004/22 refers)
 - 28th April 2022 (Min. PET/1019/22 refers)
 - 26th May 2022 (Min. PET/009/22 refers)

The Spring 2022 summary has now been published and has been circulated to all Members on the weekly correspondence email issued on Wednesday 9th November 2022.

- vi. Members may recall that at the Committee Meeting back in July, a report was made on the Southern Water draft Water Resources Management Plan (Min. PET/35/22 refers). An update has now been received (and circulated to all Members on the weekly correspondence list 16/11/22) and a further webinar scheduled for 29th November 2022.

6. North of Horsham Parish Liaison Group Meeting

Members are asked to receive the Notes from the North Horsham Parish Liaison Group Meeting held 26th October 2022 attached as **Appendix 1** (Due to the size of the document, the appendices to the Notes are not attached but are available on the Parish Council website at <https://northhorsham.files.wordpress.com/2022/11/north-of-horsham-26.10.22-notes-inc.-appendices.pdf>).

As Members will read in the Notes, concern was expressed at the Meeting about the pedestrian/cycle access to Rusper Road north of the Giblets Way/Lemmington Way roundabout, and the connection to the shared footway leading to the new footbridge. Correspondence has also been received from Members of the public regarding school drop off in Lemmington Way. The Parish Office has been advised by WSAC Highways that a Stage 3 Road Safety Audit will be undertaken and this will include

the length of foot/cycle way between the A264 and the Giblets Way/Lemmington Way Roundabout.

Decision: To receive the Notes from the Liaison Group Meeting held 26th October 2022 and consider any action regarding concerns raised in relation to pedestrian/cycle access to the footbridge

7. Planning Appeals

No Appeals have been received or determined since the last meeting.

Decision: To note that there have been no Appeals received or determined since the last meeting

8. Planning Applications

The current list of Planning Applications for comment is attached as **Appendix 2**.

Decision: To consider Planning Applications received since 27th October 2022

9. Planning Decisions

The current list of Planning Decisions by HDC is attached as **Appendix 3**.

Decision: To note the Schedule of Planning Decisions made by Horsham District Council in respect of previous applications.

10. Review of Planning Protocol

Members are advised that a review of the Planning Protocol is currently due and a copy of the current version can be viewed via the following link:

https://northhorsham.files.wordpress.com/2020/11/ssalc_planning_protocol-november-2020.pdf.

This current document was drafted back in 2018 by Sussex and Surrey Association of Local Councils (SSALC) which has since been replaced by West Sussex Association of Local Councils (WSALC). Due to the length of time since this was originally drafted, WSALC have been approached about an updated document. They have advised that they will take this to a WSALC meeting to consider a review and therefore, the review of the Protocol will be referred back to this committee when this response has been received.

Decision: To defer any recommendation on a revised Planning Protocol until a review has been undertaken by WSALC.

11. Review of Culturally Significant Historical and Heritage Assets in North Horsham Parish

Members are advised that this document on the website is due to be reviewed and it can be accessed via the following link:

<https://northhorsham.files.wordpress.com/2020/11/heritage-assets-in-north-horsham-parish-05.11.2020.pdf>

Members are asked to consider how the process should be undertaken. For example, do Members wish to email in their comments for a revised document to be presented to this Committee at a future Meeting, or should a small Working Group be formed to consider a revised draft document.

Decision: To agree a process to review the Culturally Significant Historical and Heritage Assets in North Horsham Parish

Appendix 1

Notes from the North of Horsham development Parish Liaison Meeting
held online on Wednesday 26th October 2022 at 10am

Planning application:- DC/16/1677 – Development on land North of Horsham

Purpose of the meeting:- to be updated on and to discuss the development north of Horsham as outlined in agreed Planning Application DC/16/1677. The planning consent is for housing (up to 2,750 dwellings), a business park (up to 46,450 m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure and has reserved matters except for access.

In attendance :

Ron Bates (RB)- Horsham Society
Peter Beckley (PB) - North Horsham Community Land Trust
James Blair (JB) - Legal and General
Cllr Alan Britten (AB) - North Horsham Parish and Horsham District - **Chairman of the meeting**
Dan Corcoran (DC) - Devine Homes
Ruth Fletcher (RF) - Horsham District Cycling Forum / Horsham District Councillor
Joe Fowler (JF) - Divine Homes
Nigel Friswell (NF) - Horsham Scouts
Joy Gough (JG) - North Horsham Community Land Trust Chairman and North Horsham Parish Councillor
Jason Hawkes (JH) - Principal Planning Officer, Horsham District Council (HDC)
Cllr Liz Kitchen (LK) - Horsham District Councillor
Richard Jackson (RJ) - Horsham Churches Together (HCT)
Brian Johnson (BJ) - Langhurstwood Road Residents Association
Alex Jones (AJ) - Barton Willmore
Cllr Donald Mahon (DM) - North Horsham Parish Councillor
Sarah Norman (SN) - Clerk to North Horsham Parish Council (Note-Taker)
Karen Park (KP) - St Marks Church
Cllr David Searle (DS) - North Horsham Parish Councillor
Cllr John Smithurst (JS) - North Horsham Parish Councillor

1. Welcome and apologies

Cllr Alan Britten, Chairman for the Meeting, welcomed those in attendance.

Apologies were received from Georgette Ayling (Head at Bohunt School), Simon Clavell-Bate (West Sussex CCG), Alison Best-Dafour, Rev'd Richard Coldicott (St Marks Church), Bernadette Gledhill (Principal Engineer, Highway Agreements, WSCC) and Cllr Vic Saunders (Rusper Parish Council).

It was noted that Karen Summers from the Dept. of Education had advised that as the school had now been handed over to the Head and was occupied, she and Mark Bradshaw would no longer be attending the meetings.

James Blair (JB) also advised that Andrew McPhillips and Lynn Pack (LP) from Legal and General would not be able to attend.

2. Notes from the previous meeting.

The notes from the previous meeting held on 25th March 2022 had been circulated with the Agenda.

3. Chairman's Update

It was noted that the letter of comfort in relation to the missing link cycle route had been received and a copy passed to RF as a representative of the Horsham Cycle Forum.

4. Update on the development and Highway's projects

JB focussed the L&G report on the highways works and displayed photos including the progress on the southern loop road and the near completed roundabout on the A264/Rusper Road junction (attached as **Appendix 1**).

It was reported that whilst the traffic lights are now fully operational, the traffic management was still in place but this would be removed, and all lanes opened, on Friday 4th November.

Reference was made to the southern loop road which is now under construction and the intention is to complete this by the end of November. However, the final layer of surfacing is a temperature driven product which cannot be laid if temperatures are too low and therefore this final layer will not be applied until March next year.

Jason Hawkes (JH) from HDC reported that with the completion of the A264/Rusper Road junction, much of the offsite works will be completed. There will be more some more works to come in 2023, relating to junctions east and west of the roundabout, but there will be a pause in the disruption for some months.

Work is progressing on the schemes that have already full permission which will provide just under 400 units on the site in Phases 1a and 1b. In terms of the other applications these have been affected by the ongoing Water Neutrality issue and there is one scheme in southeast corner of Phase 1 (RM Area 7) for 221 units that has been in abeyance for some time now.

Other applications that have been submitted since Water Neutrality became in issue in Autumn 2021 include primarily non housing development i.e. open spaces, sports hub. The Devine Homes application has also been submitted as has the Morrison's application, but both will be impacted by Water Neutrality. With regard to the Morrison's development, there continue to be design issues and discussions between the District Council and the developer are ongoing to push the design threshold with the Horsham Society also offering opinion.

JH updated on the Water Neutrality situation and the strategic plan that is under consideration. Parts A and B of the strategy have been formalised and more information is available on the HDC website (<https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district>).

The entire process is tied into the review of the Local Plan as this cannot allocate any sites until the Water Neutrality Strategy is in place which is being undertaken in conjunction with Crawley and Chichester.

Part C of the Strategy is currently being collated which will include details of the measures that are considered feasible and is required for the Local Plan Review.

It is hoped that the Local Plan Review will go to Council at the end of 2022, but this cannot be guaranteed. This would then be followed by a period of consultation in early 2023 after which hopefully HDC, as the LPA, will be able to give the strategic strategy some weight - as long as all goes to plan. It was noted that committed sites such as Mowbray or Kilnwood Vale would be given priority to get them moving as soon as possible. With no guarantees, it was hoped that this may be able to happen in later Spring/early Summer 2023.

Nigel Friswell (NF) asked when the "floodgates" would open and the backlog of applications come forward for consideration. JH stated that this would be when they could give full weight to the Local Plan which would normally happen after it has been through Independent Inspection which may not be until the end of 2023.

Ruth Fletcher (RF) firstly thanked L&G for the Letter of Comfort on the missing link cycle route which was much appreciated. RF then queried the route of the lighting power coming from the south of the A264 that is currently still be finalised and whether there would be any impact on pedestrians/cyclists etc. JB confirmed that it was a small team of 6 that were working on this part of the project to dig down, channel and then thrust through ducts under the railway line. JB confirmed that as these are limited works in two fences off areas, there would be no impact.

RF also raised concerns about the access across the Rusper Road roundabout and in particular accessing the foot/cycle bridge particularly for those on cycles, as when you are at the Giblets Way roundabout (to the south of the A264) you have to get onto the shared use footpath on Rusper Road just north of the Giblets Way roundabout. This transition from the roundabout to the shared space footway on the eastern side of the road is awkward and with lots of school children having to do it, it was not very safe. RF has already met with a group of parents who had visited the site with their children before the footbridge opened to find a way of traversing it safely.

It was noted that this issue is being compounded by parents using neighbouring roads such as Lemmington Way as a drop off point due to the difficulties using the roundabout north/south before the traffic lights were implemented and RF asked what could be done to make it safer.

JH stated that HDC were aware of concerns, and it was hoped that the full lifting of the traffic management at the end of the following week would result in a big improvement as parents begin to drop their children off at the school rather than on local roads to the south of the A264. JH advised that he would speak to Ian Gledhill of WSCC Highways and the Head at Bohunt, to discuss the concerns and they will decide whether it will need to be addressed.

It was noted that at some point there would be a bus service in place - the temporary one ceasing when the footbridge was opened - as it is part of the overall legal agreement. Unfortunately, the school has come forward early, but the bus service delivery is connected with occupation of dwellings and therefore there is no requirement for it to be in place.

SN stated that some of this is covered in the written report to be provided by the Head under the next Agenda item.

Other suggestions made included making the pavement wider and adding a barrier on the roundabout.

5. Update on the Bohunt School

The Head, Georgette Ayling, had sent her apologies but provided the following written report :-

Bohunt Horsham is now delivering education to students in years 7, 8, 9 and 10. Years 7 & 8 are full size year groups of 240 each and years 9 & 10 are half size year groups of 120 each so we currently have 720 students in full time attendance at the school. We are very well settled into our new building and happy to have the space both indoors and outdoors that it provides. Our school field is not yet handed over to us, the grass seed having suffered from the drought earlier this year but we anticipate having it ready for use in the next month and that will be the last part of the school site complete and handed over.

The majority of these students, 620, travel to school by walking, cycling or using public transport. 100 are picked up and dropped off by car. I am aware that there is concern locally about the number of families picking up and dropping off in the neighbouring area rather than coming across the roundabout to the school to pick up and drop off directly and have addressed this with families directly several times this term. I am hopeful that this number will reduce when the roundabout is fully operational after half term.

I believe the best way to address the volume of pedestrian traffic at the start and end of the school day is to encourage the 200 and 98 buses to serve the school directly as a large number of our students use these buses.

So far neither I or our families have been able to convince the bus companies (Metrobus and Sussex Coaches respectively) to change their routes to serve the school but we also have Jeremy Quin's support with this now so I am hopeful we can make that change. Other than this, my primary concern in terms of road safety is the first bend on Rusper Road south as you come off the dual carriageway, I believe that pathway needs a barrier to protect pedestrians and will raise this with HDC, Highways etc.

When the roundabout is fully operational, it is the school's intention to require our students to continue using the bridge to cross the A264 rather than the pedestrian crossings on the

roundabout - the original plans did not include pedestrian crossings on the roundabout and I don't believe that this is the safest way for students to cross.

In our temporary accommodation on Hurst Road we had rules regarding road safety in place and students were excellent at following them almost without exception and when we moved into our permanent school on Bailey Road we had to have a rule that no student left the school on foot or by bicycle until the bridge was completed and we had 100 compliance with that rule so I am confident that our students will follow our instructions regarding the pedestrian crossings.

Our primary school is completed, it forms the easternmost wing of the main school building. As you may already be aware, we've delayed opening of the primary school which was originally planned for 2023 to 2024 because of the delays to the housing on the new Mowbray development. We currently do still intend to open the primary school in 2024 but that is under discussion.

6. Update on Health Facilities

As Simon Clavell-Bate could not be present as noted earlier due to another commitment, he had provided the following update :-

Courtyard GP practice have now progressed the site use and scope with the developer. The developer has shared options of site and broad consensus of "Shell and Core" provision.

The practice has appointed a project management team to drive forward broad scoping work of services and needs. This moves the project from a broad need to more detailed service work, workforce and room requirements. Also including back office and other health care need.

Governance & timing (very broad update) - The next governance stage is to capture this (and it is already part complete) and do a request for project start to the ICB (our statutory body - NHS Sussex ICB). This is planned for November.

Business case follows this (this will pick up costs, specifications work up etc). If planning work up, specification work up, workforce etc flow (we are aware of the water planning issue) and flows the business case is planned for 2023/24 (allowing the circa 18 month to 24-month build) - we will get project steps noted once the business case work starts and the developer has confirmed.

I'm just noting NHS governance for now (and not all requirements - just overarching ones)

7. Devine Homes

The Chairman welcomed Dan Corcoran (DC) and Joe Fowler (JF) to the meeting and invited them to make their presentation on the application for Reserved Matters DC/22/1494.

JF firstly thanked the Group for allowing them to make their presentation on the application that has now been submitted to HDC.

JF then passed to DC who ran through a slide presentation which is attached to these Notes as **Appendix 2** and then took the following questions.

RF noted that diversion of the footpath, which she felt made sense, but expressed concern about the potential for shared space between pedestrians and vehicles as has been the case at developments in Billingshurst. JH responded that they are required to defer to Highways on what is suitable and believes whilst they may have some concerns, they are generally happy. RF raised the question as to whether the LPA could overrule the Highways authority on the grounds of design and JH confirmed that there is scope for the LPA to ask for design changes to create space. JF clarified that they have pedestrian footways through the main roads with shared space being focused on the immediate access to units i.e. dead ends etc, but he would provide RF with further details of where there will be shared spaces. Nigel

Friswell (NF) commented how mobility scooter users can feel vulnerable when using shared pedestrian/vehicle areas.

Ron Bates (RB) queried whether they were using WSCC Guidance 2020 for the parking spaces allocation and if so, which zone category was being used? JH confirmed that the allocation was above the standard but would need to check on the zone category and come back to RB after the meeting.

Joy Gough (JG) asked where the affordable homes would be located; on one area or scattered through the site. DC displayed the site plan and highlighted the southeast corner, central and northwest corner of the lower half of the development as where the affordable housing would be located.

RB asked about the mix of affordable housing, and it was reported that it would be a mix of houses and apartments, with the latter being 1 and 2 bedrooms.

DC then thanked the group and advised that he would be leaving Devine Homes and that this would therefore be his last meeting. However, JF would continue to attend and be the link to the Liaison Group as the application progressed.

8. Questions, comments from Rusper Parish Council

There was no one from Rusper PC in attendance and no questions had been submitted in advance. Cllr. Liz Kitchen informed the Chairman that she would report back to Rusper PC.

9. Updates from other organisations

Karen Parks (KP) on behalf of St Mark's Church gave the following report :

St. Mark's is delighted to let you know that the Reverend Simon Shorey has been appointed the Associate Vicar at St. Mark's Holbrook and he will start work in Holbrook from Monday 14th November.

Simon's role will be primarily focused on the new Mowbray estate, building links with the new community that will form as people move into the new properties and links with existing stakeholders such as Bohunt School, Cala Homes, Legal and General, Devine Homes and in time Morrisons.

The aim looking ahead is to secure one of the larger properties in Mowbray when they are marketed, so that Simon will be living on the estate with his family, and therefore ideally placed to help build community.

Simon will be licensed Associate Vicar at St. Mark's Holbrook by the Bishop of Horsham at 7pm on Monday 7th November and you are all very welcome to join the service. It would be lovely if Simon could join the future North of Horsham Development Parish Liaison meetings following his licensing.

10. Any other comments

There were no additional comments.

11. Conclusion and date for next meeting

There being no further business, the Chairman closed the meeting at 11.17am and noted that the next meeting would be scheduled for w/c 6th March 2023. The actual date would be circulated in due course and a decision about whether to hold the meeting in person would be taken in the New Year.

Appendix 2

NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION
24th NOVEMBER 2022

DC/22/1923	HOLBROOK EAST
Site Address: 20 Bartholomew Way, Horsham, RH12 5JL Proposal: Erection of a single storey front extension and conversion of existing garage into habitable living space with associated external alterations	
Parish Council Comment:	
HDC Decision	
DC/22/1812	ROFFEY SOUTH
Site Address: Sainsbury's, 264A Crawley Road, Horsham RH12 4HG Proposal: Change of use of the vacant car showroom (sui generis) to retail unit (Class E(a))	
Parish Council Comment:	
HDC Decision	
DC/22/1914	ROFFEY NORTH
Site Address: 143 Crawley Road, Horsham, RH12 4DX Proposal: Conversion of loft to form habitable living space, incorporating creation of rear dormer/roof extension and installation of 2no rooflights to front	
Parish Council Comment:	
HDC Decision	
DC/22/1840	RURAL
Site Address: Station House, Mercer Road, Warnham, Horsham, RH12 3RL Proposal: Erection of a single storey front infill extension	
Parish Council Comment:	
HDC Decision	
DC/22/1912	ROFFEY NORTH
Site Address: 1 Buttermere Close, Horsham, RH12 4GP Proposal: Conversion of garage to form habitable space. Creation of a pitched roof over porch and associated external alterations	
Parish Council Comment:	
HDC Decision	
DC/22/1698	HOLBROOK EAST
Site Address: 18 Lanyon Close, Horsham, RH12 5JP Proposal: Removal of existing conservatory, erection of a two-storey rear extension, and enclosing of existing porch	
Parish Council Comment:	

HDC Decision	
DC/22/1960	HOLBROOK EAST
<p>Site Address: Flagstones, North Heath Lane, Horsham, RH12 5PQ</p> <p>Proposal: Demolition of existing garage and erection of a two-storey detached dwelling and creation of new off street parking</p>	
Parish Council Comment:	
HDC Decision	
DC/22/1958	ROFFEY SOUTH
<p>Site Address: 10 Rowan Way Horsham, RH12 4NX</p> <p>Proposal: Demolition of existing garage and conservatory and erection of a single storey rear, side and front wrap-around extension</p>	
Parish Council Comment:	
HDC Decision	
DC/22/1712	ROFFEY SOUTH
<p>Site Address: Roffey Youth Centre, Godwin Way, Horsham, RH13 6SQ</p> <p>Proposal: Change of use from a children's centre (Use Class F2) to a children's nursery (Use Class E(f)) with associated minor alterations, landscaping and car parking.</p>	
Parish Council Comment:	
HDC Decision	
DC/22/2022	ROFFEY SOUTH
<p>Site Address: 10 Ashdown Court, Oak Tree Way, Horsham, RH13 6TE</p> <p>Proposal: Like for like replacement of 7no windows to first floor flat (Full Application)</p>	
Parish Council Comment:	
HDC Decision	
DC/22/2023	ROFFEY SOUTH
<p>Site Address: 10 Ashdown Court, Oak Tree Way, Horsham, RH13 6TE</p> <p>Proposal: Like for like replacement of 7no windows to first floor flat (Listed Building Consent)</p>	
Parish Council Comment:	
HDC Decision	

DC/22/1994	HOLBROOK WEST
Site Address: The Rising Sun, 41 Pondtail Road, Horsham, RH12 5HP	
Proposal: Erection of a first floor rear extension	
Parish Council Comment:	
HDC Decision	

DC/22/2101	ROFFEY NORTH
Site Address: 4 Coniston Close, Horsham, RH12 4GU	
Proposal: Surgery to 1 x Lime	
Parish Council Comment:	
HDC Decision	

DC/22/1714	ROFFEY NORTH
Site Address: 145 Lambs Farm Road Horsham RH12 4DW	
Proposal: Surgery to 2x Oaks	
Parish Council Comment:	
HDC Decision	

Appendix 3

NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING DECISIONS
27.10.2022-24.11.2022

DC/22/1724	
<p>Site Address: Former Novartis Site, Parsonage Road, Horsham, RH12 4AN</p> <p>Proposal: Non Material Amendment to previously approved application DC/18/2687 (Outline planning application for the erection of up to 300 dwellings including the conversion of existing offices provision of flexible commercial/community space. 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.) to amend wording of Conditions 1 and 6.</p>	
<p>Parish Council Comment: Determined before comment could be made by Parish Council.</p>	
HDC Decision	PERMITTED

DC/22/1844	RURAL
<p>Site Address: North Horsham, Old Holbrook, Horsham (<i>Mowbray</i>)</p> <p>Proposal: Non-Material Amendment to previously approved application DC/16/1677 (Outline planning application with all matters reserved except access 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) to allow for minor change to brick fenestration detailing panels on apartment building 1.</p>	
<p>Parish Council Comment: No objection.</p>	
HDC Decision	PERMITTED

DC/22/1883	RURAL
<p>Site Address: North Horsham, Old Holbrook, Horsham (<i>Mowbray</i>)</p> <p>Proposal: Non-material amendment to previously approved application DC/16/1677 (Outline planning application with all matters reserved except access 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) Amendment to the Building Height Parameter Plan as listed on Condition 2</p>	
<p>Parish Council Comment: No objection.</p>	
HDC Decision	PERMITTED

DC/22/1884	RURAL
<p>Site Address: North Horsham, Old Holbrook, Horsham (<i>Mowbray</i>)</p> <p>Proposal: Non-material amendment to previously approved application DC/16/1677 (Outline planning application with all matters reserved except access 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) Amendment to Condition 3 Time Limits for Residential RMAs</p>	
<p>Parish Council Comment: No objection.</p>	
HDC Decision	PERMITTED

DC/22/1557	ROFFEY SOUTH
<p>Site Address: 25 Church Road, Horsham, RH12 4NN</p> <p>Proposal: Erection of a part two-storey, part single storey rear extension</p>	
<p>Parish Council Comment: No objection</p>	
HDC Decision	PERMITTED

DC/22/1597	ROFFEY SOUTH
<p>Site Address: 38 Oak Tree Way, Horsham, RH13 6EQ</p> <p>Proposal: Erection of a first floor side extension over garage</p>	
<p>Parish Council Comment: No objection - However, the Parish Council holds concerns about the effect of side extensions on link detached properties which can result in terracing of the properties.</p>	
HDC Decision	PERMITTED

DC/22/1702	ROFFEY NORTH
<p>Site Address: 3 Willow Road, Horsham, RH12 4UN</p> <p>Proposal: Surgery to 1x Poplar</p>	
<p>Parish Council Comment: No objection subject to the agreement of the HDC Tree Officer</p>	
HDC Decision	PERMITTED

DC/22/0469 - AMENDED PLANS	Holbrook East
Site Address: 13 Trefoil Close, Horsham, RH12 5FQ Proposal: Erection of a two storey and single storey rear extension	
Parish Council Comment to be ratified:	
The further amendment has been noted. However, the objection remains due to the overdevelopment of the site, its overbearing nature and poor design.	

DC/22/1161	Holbrook West
Site Address: 7 Bakehouse Barn Close, Horsham, RH12 5JE Proposal: Erection of a single storey side garage extension	
Parish Council Comment:	
There are concerns regarding the proximity of the stream and the potential environmental impact the development will have on it.	

DC/22/1332	Roffey North
Site Address: 52 Shepherds Way, Horsham, RH12 4LX Proposal: Variation of Condition 4 of DC/20/1073 (Erection of 3no. 4-bedroom dwellings with associated landscaping, vehicle access and car parking) to allow for a variation to the external materials of the front elevations to plots 2 and 3 to have a mix of facing bricks and vertical tile hanging.	
Parish Council Comment:	
No objection.	

DC/22/1341	Roffey South
Site Address: 18 Honeywood Road, Horsham, RH13 6AE Proposal: Erection of a two-storey front extension	
Parish Council Comment:	
Objection due to the adverse impact it will have on the street scene and the overdevelopment of the site.	

DC/22/1263	Holbrook West
Site Address: The Willows, 16B Cavendish Close, Horsham Proposal: Erection of a single storey rear extension and associated works	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/1370	Roffey South
Site Address: 43 Wood End, Horsham, RH12 4NT Proposal: Surgery to 3x Oaks	
Parish Council Comment: No objection, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/22/1274	Roffey North
Site Address: 5 Holming End, Horsham, RH12 4UW Proposal: Erection of a front porch and conversion of garage to provide additional habitable accommodation with associated external alterations	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/1380	Holbrook West
Site Address: 41 Erica Way, Horsham, RH12 5XL Proposal: Erection of a first floor front extension	
Parish Council Comment: Objection due to the overdevelopment of the site, the negative impact on the street scene. The application could set a precedent on neighbouring properties.	
HDC Decision	PERMITTED

DC/22/0954	Roffey North
Site Address: 25 Laughton Road, Horsham, RH12 4EJ Proposal: Removal of existing conservatory and erection of a single storey rear extension. Erection of a single storey side and front porch extension	
Parish Council Comment: No objection in principle, there are aspects of the design that need improving.	
HDC Decision	PERMITTED

DC/22/1417	Roffey North
Site Address: 135 Rusper Road, Horsham, RH12 4BP	
Proposal: Erection of a single storey rear extension	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/1410	Holbrook East
Site Address: 21 Byron Close, Horsham, RH12 5PA	
Proposal: Fell 1x Ash	
Parish Council Comment: No objection. The felled Ash tree must be replaced by a suitable native species.	
HDC Decision	PERMITTED

DC/22/1364	Roffey South
Site Address: 13 Oak Tree Way Horsham, RH13 6EQ	
Proposal: Replacement of timber windows with UPVC windows	
Parish Council Comment: No objection.	
HDC Decision	PERMITTED

DC/22/1447	Holbrook East
Site Address: Wagtails 14 Ropeland Way Horsham	
Proposal: Surgery 1x Oak.	
Parish Council Comment: No objection, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/22/1468	Roffey South
Site Address: 74 Wallis Way	
Proposal: Surgery to 1x Oak	
Parish Council Comment: No objection, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/22/1336	Holbrook East
Site Address: Foxlea 3 Quarry Close Rusper Road	
Proposal: Erection of a detached garage to front.	
Parish Council Comment:	
The location of the proposal is acceptable however, the design is inappropriate to its location. The Parish Council wish to see an improvement in the design.	
HDC Decision	PERMITTED

DC/22/1490	Horsham Rural
Site Address: Land Parcel at 518618 134195 Old Holbrook	
Proposal: Non Material Amendment to previously approved application DC/21/0066 (Reserved matters application for the erection of 197 residential dwellings with associated parking, landscaping and open space following approval of outline application DC/16/1677, relating to layout, scale, appearance and landscaping) to allow for amendments to boundary walls.	
Parish Council Comment:	
No objection.	
HDC Decision	PERMITTED

DC/22/1220	Holbrook West
Site Address: Fivens Place	
Proposal: Surgery to 1 x Oak	
Parish Council Comment:	
No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/22/1231	Horsham Rural
Site Address: Land Parcel at 519043 133540 Rusper Road	
Proposal: Installation of a non-illuminated post mounted stack sign.	
Parish Council Comment:	
No objection in principle, but Members would like to see a reference to this development being in Horsham on the sign.	
HDC Decision	PERMITTED

DC/22/1318	Roffey North
Site Address: 2 Southdown Close	
Proposal: Removal of existing detached garage and erection of a single storey side and rear extension.	
Parish Council Comment:	
No objection.	
HDC Decision	PERMITTED

DC/22/0766	Holbrook West
Site Address: 118 Cook Road	
Proposal: Erection of a front dormer extension.	
Parish Council Comment:	
No objection.	
HDC Decision	PERMITTED

DC/22/0888	Roffey North
Site Address: 2 Foxleigh Chase	
Proposal: Erection of a first floor side extension.	
Parish Council Comment:	
No objection.	
HDC Decision	PERMITTED

DC/22/0976	Holbrook East
Site Address: 5 Brook Road	
Proposal: Erection of a single storey front extension, creation of a rear veranda and fenestration and door alterations.	
Parish Council Comment:	
No objection.	
HDC Decision	PERMITTED

DC/22/1121	Holbrook East
Site Address: Land Parcel To The Rear of 40 Ropeland Way	
Proposal: Fell 1x Oak	
Parish Council Comment:	
No objection subject to the comments of HDC's Tree Officer and Members would like to see the tree replaced with a native species tree.	
HDC Decision	PERMITTED

DC/22/1172	Roffey North
Site Address: 175 Farhalls Crescent	
Proposal: Surgery to 1 X Oak Tree (TPO/0941)	
Parish Council Comment: No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/22/1181	Holbrook West
Site Address: 3 Cavendish Close	
Proposal: Surgery to 1 x Oak (TPO/0312)	
Parish Council Comment: No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/22/1191	Horsham Rural
Site Address: Graylands Manor Graylands Estate Langhurst Wood Road	
Proposal: Prior Notification for Change of Use of buildings from Commercial (Use Class E) to residential (Use Class C3) to form 10no self-contained flats.	
Parish Council Comment: Objection – the access road needs to be improved, the highway infrastructure is inadequate and there is a lack of public transport. Members noted it was not clear of the impact of water neutrality and there is no reference to electric charging points.	
HDC Decision	PRIOR APPROVAL REQUIRED AND PERMITTED

DC/22/0493	Horsham Rural
Site Address: Station House North Mercer Road Warnham	
Proposal: Change of use of building for the use as a church for worship on Sundays only and as a creche for babies, Bible training classes, Counselling services and Discipleship on weekdays.	
Parish Council Comment: Objection, due to the inappropriate location of the proposal, serious parking concerns, a potential for the creche to be seen as a precedent to form a day nursery in the future and the serious safety concerns for the children as the close proximity of the railway line is an inescapable hazard. The proposal would be better suited in an alternative location.	
HDC Decision	WITHDRAWN