

**NORTH HORSHAM PARISH COUNCIL
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE
THURSDAY 27TH JUNE 2024 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/24/0224

Address: Annexe, Chennells Brook House, North Heath Lane, Horsham, RH12 5PJ.

Alleged breach: Rental of annexe as separate unit of residential accommodation in breach of condition 5 of DC/17/1129.

Ref: EN/24/0238

Address: 26 Cissbury Close, Horsham, RH12 5JT.

Alleged breach: Operation of hearing care services business from residential property.

Ref: EN/24/0240

Address: 1A Quarry Close, Ruser Road, Horsham, RH12 5QN.

Alleged breach: Demolition of dwelling without permission which goes beyond the permitted scheme DC/23/1179 (erection of single storey rear and side extensions, conversion of loft into habitable living space and erection of double garage).

- ii. As Members will be aware, amended plans for DC/24/0677 were received and, due to the deadline, the matter was dealt with under delegated authority. Following liaison with the necessary Members, no additional comments to the previous "No Objection" have been submitted to HDC. This decision will be ratified at the Council Meeting next month.
- iii. Members may recall an item on the Agenda for the PET meeting on the 23rd May 2024, regarding the footpath between Treadcroft Drive and Bluebell Close. As per the AGREED action, on Friday 14th June, the Committee Clerk contacted WSCC about the footpath, using their online form and sent them a report with what Members have asked for, and all the information collected via the resident who attended the Public Forum of the meeting, including responses from a mail drop. The information was also sent to Councillors Jay Mercer and Belinda Walters and the Network Rail Level Crossing Manager Sussex inner, Neil Hughes. On Monday 17th June, WSCC emailed with an assigned case reference number. Councillor Ray Turner is due to meet with Neil Hughes and the resident in June when Neil is conducting a risk assessment at the crossing. Councillors Jay Mercer and Belinda Walters have also been asked if they would be able to attend.

6. 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

7. Planning Applications

The current list of Planning Applications for comment is attached as **Appendix 1**.

Decision: To consider Planning Applications received since 23rd May 2024.

8. Planning Decisions

The current list of Planning Decisions by HDC is attached as **Appendix 2**.

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

9. Road safety concerns and parking issues regarding Lambs Farm Road

Concerns from a resident regarding speeding and parking along Lambs Farm Road were part of an Agenda item at the PET meeting on 28th March 2024 (Min. PET/120/24). At the meeting, Members discussed the increased volume of traffic along Lambs Farm Road and the speeding of some vehicles and agreed there is a lack of safe pedestrian crossings on the road. The condition of the grass verges

opposite Tesco were discussed along with the cars parking opposite the shops and some of the particular manoeuvres made by those cars. Members **AGREED** that they do have concerns for the risk to safety of Lambs Farm Road pedestrians and drivers and would like the views on this from WSCC and HDC Councillors. Members also **AGREED** that it would be helpful if there was a petition for traffic calming measures from residents of Lambs Farm Road and the resident in attendance agreed to take this on.

Actions for the Committee Clerk were carried out and Councillors Jay Mercer and Tony Bevis responded. Councillor Jay Mercer responded on the same day to let us know that he has also been contacted directly by residents about the speed and noise of traffic on Lambs Farm Road and he would support actions that could be taken to reduce these and provide more safe crossing points, such as the new traffic island planned for Harwood Road.

Tony Bevis also responded on the same day and shares the concerns about the traffic on Lamb Farms Road regarding pedestrians on the street. Tony feels the profile of traffic varies as one goes down Lambs Farm Rd from the Norfolk, the top section is wide with very few parked cars and generally this is where motorists appear to be speeding, towards the school and shops there is more parking which forces drivers to slow down, further down the road there is sporadic parking on both sides which again slows drivers down. Overall, Tony would welcome automated signs showing vehicle speed and a speed survey. Depending on the outcome, he would welcome a 20-mph speed limit but realise that this would require evidence.

An update was on the Chairman's Announcement at the PET meeting on 25th April 2024 (Min.PET/130ii/24). At the meeting, the Chairman made Members aware that we would put the item back on the June Agenda to discuss best ways forward.

Decision: To discuss and decide on the best ways forward with the road safety concerns and parking issues regarding Lambs Farm Road.

NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION
27th JUNE 2024

DC/24/0736	ROFFEY NORTH
Site Address: 179 Farhalls Crescent, Horsham, RH12 4BX. Proposal: Erection of an entrance porch, single storey side extension, linen cupboard extension and first floor rear extension.	
Parish Council Comment 27/06/2024:	
HDC Decision	

S106/24/000 – Not required on return	HORSHAM RURAL
Site Address: Land North of Horsham, Old Holbrook, Horsham. Proposal: Discharge S106 obligation (DC/16/1677) relating to Part 7, Schedule 4 in relation to the location and layout of local landscaped areas of play (LLAPs) in Phase 2.	
Parish Council Comment 27/06/2024:	
HDC Decision	

S106/24/0007 – Not required on return	HORSHAM RURAL
Site Address: Land North of Horsham, Old Holbrook, Horsham. Proposal: Discharge S106 obligation (DC/16/1677) relating to Schedule 2, Part 1 in relation to the Third Party Land Access Plan for Phase 1.	
Parish Council Comment 27/06/2024:	
HDC Decision	

DC/24/0779 – Not required on return	HOLBROOK WEST
Site Address: 129 Pondtail Road, Horsham, RH12 5HT. Proposal: Non Material Amendment to previously approved application DC/21/2808 (Erection of a detached double garage to the front of the dwelling and erection of a wall to front and side boundaries) Reduction of new wall to the side of existing boundary and reduce the roof area by altering the barn hip on the rear of the garage roof.	
Parish Council Comment 27/06/2024:	
HDC Decision	

DC/24/0787	ROFFEY SOUTH
Site Address: 6 Elgar Way, Horsham, RH13 6RH. Proposal: Partial garage conversion, erection of a single storey rear and first floor side extension to existing garage. Internal changes.	
Parish Council Comment 27/06/2024:	
HDC Decision	

WSCC/37/23	HORSHAM RURAL
Site Address: Brookhurst Wood Landfill Site, Langhurstwood Road, Horsham, RH12 4QD. Proposal: Construction and Operation of an Open Windrow Composting (OWC) Facility. Further information and other general clarifications on a range of matters have been submitted to West Sussex County Council, including; updated plans, archaeology, air quality, Highways, Noise, Drainage, Water Neutrality, and Need.	
Previous Parish Council Comment 26/10/2023: The Parish Council objects to this application. The principal reason relates to the proposal that the permitted number of vehicle movements to and from the site is increased by 76 per day. It is noted that it appears that the current number of permitted movements is significantly less than authorised and that accordingly a further increase would not be necessary. It is also of concern that upon completion of the Mowbray Development (land north of Horsham) the junction of Langhurstwood Road with the A254 will be closed and that based on approval of the outline planning application access to the site will be through areas of new housing where the Parish Council is anxious to minimise the impact on residents. The Parish Council supports composting but would wish to be assured that only material for treatment is sourced solely from within the County of West Sussex and not from outside its boundaries.	
Parish Council Comment 27/06/2024:	
HDC Decision	

DC/24/0803	HOLBROOK EAST
Site Address: 22 Coleridge Close, Horsham, RH12 5PB. Proposal: Surgery x4 Field Maple.	
Parish Council Comment 27/06/2024:	
HDC Decision	

S106/24/0009 – Not required on return	HORSHAM RURAL
Site Address: Mowbray, Land North of Horsham, Old Holbrook, Horsham. Proposal: Details pursuant to the Schedule 7, paragraph 2.13 of legal agreement (ref: DC/16/1677) for the Mowbray site in relation to Employment Marketing Strategy Update.	
Parish Council Comment 27/06/2024:	
HDC Decision	

DC/24/0423	ROFFEY NORTH
Site Address: 44 Rusper Road, Horsham, RH12 4BD. Proposal: Construction of a timber framed garden lean to with flat roof (Lawful Development Certificate - Proposed).	
Parish Council Comment 27/06/2024:	
HDC Decision	

DC/24/0857	HOLBROOK WEST
Site Address: 32 Greenfinch Way, Horsham, RH12 5HB. Proposal: Surgery x1 Oak.	
Parish Council Comment 27/06/2024:	
HDC Decision	

DC/24/0886	ROFFEY NORTH
Site Address: Searles Yard, Parsonage Way, Horsham, RH12 4ZF. Proposal: Surgery x2 Oak.	
Parish Council Comment 27/06/2024:	
HDC Decision	

DC/24/0865	ROFFEY NORTH
Site Address: 94 Lambs Farm Road, Horsham, RH12 4LR. Proposal: Erection of a single storey front, two storey side, and single storey rear extensions.	
Parish Council Comment 27/06/2024:	
HDC Decision	

DC/24/0868	ROFFEY NORTH
Site Address: 62 Millthorpe Road, Horsham, RH12 4EP. Proposal: Conversion of existing garage into habitable space. Replacement of rear window with door and replacement of existing rear door.	
Parish Council Comment 27/06/2024:	
HDC Decision	

DC/24/0875	ROFFEY NORTH
Site Address: 10 Maple Close, Horsham, RH12 4EZ. Proposal: Surgery to 1x Oak.	
Parish Council Comment 27/06/2024:	
HDC Decision	

S106/24/0010 – Not required on return	HORSHAM RURAL
Site Address: Land North of Horsham, Horsham. Proposal: Discharge S106 obligation (DC/16/1677) relating to Schedule 3, Part 6 in relation to the Custom and Self Build housing.	
Parish Council Comment 27/06/2024:	
HDC Decision	

DC/24/0876 – Not required on return	HORSHAM RURAL
Site Address: Squirrels Old Holbrook, Horsham, RH12 4TW. 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 m ²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure) to amend the parameter plans to exclude Squirrels Bungalow curtilage from the Green Infrastructure Parameter Plan.	
Parish Council Comment 27/06/2024:	
HDC Decision	

DC/24/0880	ROFFEY NORTH
Site Address: 100 Lambs Farm Road, Horsham, RH12 4LR. Proposal: Surgery x1 Oak, 2x Hawthorn.	
Parish Council Comment 27/06/2024:	
HDC Decision	

NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING DECISIONS
23.05.2024 - 27.06.2024

DC/24/0627	ROFFEY NORTH
Site Address: 5 Coppice Road, Horsham, RH12 4JP. Proposal: Surgery x1 Oak.	
Parish Council Comment 23/05/2024: No objection to the surgery of the tree, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/24/0632	ROFFEY NORTH
Site Address: 53 Farhalls Crescent, Horsham, RH12 4BT. Proposal: Erection of a first floor side extension above garage, a single storey rear extension with flat roof, and re-cladding of front and rear first floor external walls.	
Parish Council Comment 23/05/2024: No objection.	
HDC Decision	PERMITTED

DC/24/0641	ROFFEY SOUTH
Site Address: 63- 97 South Holmes Road, Horsham, RH13 6HN. Proposal: Replacement of the existing timber casement windows/doors to uPVC casement windows.	
Parish Council Comment 23/05/2024: No objection.	
HDC Decision	PERMITTED

DC/24/0495	ROFFEY NORTH
Site Address: 14 Reynard Close, Horsham, RH12 4GX. Proposal: Erection of a single storey front porch and replacement of existing shelf bay window with squared bay window with brickwork underneath.	
Parish Council Comment 25/04/2024: No objection.	
HDC Decision	PERMITTED

DC/24/0572	ROFFEY NORTH
Site Address: 85 Farhalls Crescent, Horsham, RH12 4BU. Proposal: Erection of a single storey rear extension.	
Parish Council Comment 25/04/2024: No objection.	
HDC Decision	PERMITTED

DC/24/0469	HOLBROOK WEST
Site Address: 46 Pondtail Road, Horsham, RH12 5HR. Proposal: Erection of a single storey rear extension.	
Parish Council Comment 25/04/2024: No objection.	
HDC Decision	PERMITTED

DC/24/0467	ROFFEY NORTH
Site Address: 12 Amberley Road, Horsham, RH12 4LN. Proposal: Construction of single storey ground floor rear/side extension.	
Parish Council Comment 25/04/2024: No objection.	
HDC Decision	PERMITTED

DC/24/0474	HOLBROOK WEST
Site Address: 5 Woodstock Close, Horsham, RH12 5YT. Proposal: Demolition of existing conservatory. Erection of a two storey side extension and first floor extension over existing garage.	
Parish Council Comment 25/04/2024: No objection but there is some concern that there may be privacy issues with neighbouring properties.	
HDC Decision	PERMITTED

DC/24/0483	HOLBROOK WEST
Site Address: 76 Pondtail Road, Horsham, RH12 5HR. Proposal: Removal of existing rear conservatory and erection of a single storey extension.	
Parish Council Comment 25/04/2024: No objection.	
HDC Decision	PERMITTED

DC/24/0201	ROFFEY SOUTH
Site Address: 2 Wood End, Horsham, RH12 4NU. Proposal: Installation of a 6ft boundary fence at the side of the dwelling.	
Parish Council Comment 25/04/2024: Objection. Concerns of proposed enclosed land being intended to be part of the open plan nature of the area and will not be in keeping with the neighbourhood. With the property being located on a corner between two roads, it could impact on drivers' line of sight.	
HDC Decision	REFUSED

DC/24/0556	HOLBROOK WEST
Site Address: 21 Haybarn Drive, Horsham, RH12 5JF. Proposal: Surgery to 1x Oak.	
Parish Council Comment 25/04/2024: No objection to the surgery of the Oak tree, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/24/0332	HOLBROOK EAST
Site Address: 11 Allcard Close, Horsham, RH12 5AJ. Proposal: Surgery to 1x Lawson Cypress and 2x Sweet Chestnut.	
Parish Council Comment 28/03/2024: No objection to the surgery of the three trees, subject to the comments of HDC's Tree Officer.	
HDC Decision	SPLIT DECISION

DC/24/0208	ROFFEY NORTH
Site Address: 4 Holming End, Horsham, RH12 4UW. Proposal: Fell 1x Scotts Pine, Surgery to 3x Sycamore, and Surgery to 5x Oak.	
Parish Council Comment 28/03/2024: No objection subject to the comments of HDC's Tree Officer. The Committee requests that if feasible, the felled tree be replaced with an appropriate native species.	
HDC Decision	PERMITTED

DC/24/0393	HOLBROOK WEST
Site Address: 136 Pondtail Road, Horsham, RH12 5EZ. Proposal: Surgery to a Group of 21x Conifer.	
Parish Council Comment 28/03/2024: No objection to the surgery of the 21 Conifers, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/24/0211	HOLBROOK EAST
Site Address: 7 Drake Close, Horsham, RH12 5UB. Proposal: Erection of a side extension to provide garage to dwellinghouse.	
Parish Council Comment 22/02/2024: No objection.	
HDC Decision	PERMITTED