

## **PLANNING REPORT JANUARY 2014**

**Meeting 16<sup>th</sup> December:** Mr Jim Tarzey of Pegasus Planning Group and Mr Joe O’Keefe of Evolve Estates attended to discuss the proposed development at The Coach House.

Jim Tarzey informed the meeting that:

They had just had a meeting with local residents in the Coach House and that the comments were that the residents in Fairfield Cottages objected to the semi-detached houses being two storey as they would overlook their gardens and concerns were raised about waste drainage from the site.

Evolve Estates do not need planning permission to change the use from Public House to Retail Outlet as this is permitted development.

It is the intention of the developers to contest the category 2 settlement status for Cowfold with Horsham District Council to allow the dwellings to be open market properties.

They have had a Housing Market Assessment carried out by DCA UK which shows a need for market housing.

They have had a Drainage Summary prepared by Mcbains Cooper.

We then went on to discuss the development and raised the issues;

- 1 The numbers of rooms per dwelling differed between the letter received and the plans and it was confirmed that the numbers on the plans are the correct ones.
- 2 The arrangements for unloading delivery lorries and the maintained cleanliness of the site.
- 3 The siting of the refuse bins as the developers appeared to be unaware of the system used by HDC.
- 4 The possibility of putting a raised curb along the front of the property to define the pedestrian area from the road traffic.

**Meeting on 6<sup>th</sup> January:** Mr Lower attended the meeting and showed us the design for his proposed development on land at Furzefield House. The committee agreed that we were in agreement for this plot of land to be developed however there was a difference of opinion on the very modern design proposed. Mr Lower said that he hoped to tender an outline application in about 3 weeks and the final design has yet to be agreed on.

### **New plans:- 6**

#### **DC/13/2264**

Excavation of land and importation of materials to improve drainage (Agricultural Prior Notification)

Singers Farm Henfield Road Cowfold Horsham West Sussex RH13 8DU

No objections or observations.

This has since been designated as “Approval required” instead of “Agricultural Prior Notification”.

**DC/13/2421 Full Planning**

**DC/13/2422 Listed Building Consent**

Change of use and refurbishment of Viscount House from offices to residential use, demolition of the boarded timber extension, conversion of the stable block from office to residential and the erection of a new dwelling (Development affects the setting of a Listed Building)

Viscount House The Street Cowfold Horsham West Sussex RH13 8BW

We have no objections to the development of this site but would like to make the following observations.

Does this conform to Cowfold's Category 2 Settlement status as we are given to understand that we can only have affordable housing developments?

The design of this development shows the site for waste collection bins to be next to the drive (not on the edge of the property where HDC would normally collect from) but does not show anywhere for the bins to be stored normally.

**DC/13/2416 Full Planning**

**DC/13/2417 Listed Building Consent**

Conversion, including repairs, replacement and thermal upgrade, of outbuilding to form kitchen/breakfast room with glazed link to house and first floor extension, including thermal upgrade in line with previous permission CF/5/02 (Development affects the setting of a Listed Building)

Barrington House Horsham Road Cowfold Horsham West Sussex RH13 8AH

No objections or observations.

**DC/13/2367**

Formation of balcony over existing veranda and flat roof

Barnfield House Picts Lane Cowfold Horsham West Sussex RH13 8AT

No objections or observations.

**Results: 3**

**Permitted: 3**

**DC/13/1874**

Proposed temporary log cabin for farm manager.

Trenchmore Farm, Burnthouse Lane, Cowfold, RH13 8DG

**DC/13/2036**

Construction of a glazed link between two existing single storey buildings.

Barn Owls, Horsham Road, Cowfold, RH13 8AL

**DC/13/2055**

New two bay car port and drivers rest area.

Drewitts, Spronketts Lane, Warninglid, RH17 5TB

**Refused: 0**