

PLANNING REPORT MARCH 2014

Our February 17th meeting was attended by Mr Stephen Humphreys - Saxon Weald and Mr Andrew Smith - Housing Services Manager (Head of Housing from April) HDC
Mr Humphreys gave us an update on the situation with Alley Groves and had some possible suggestions for helping with the traffic situation. Mr Smith again confirmed that the houses would be for Cowfold residents or people with a connection to Cowfold in perpetuity. They are also going to hold another exhibition on this in the village hall at the end of March, the date to be confirmed.

New plans:- 8

DC/13/2438 Full

DC/13/2439 Listed Building

Alterations and improvements to the existing drainage throughout the site. Relocation of the site access driveway and blocking up of existing access roads.

Brook Place, Horsham Road, Cowfold, RH13 8AH

No objections or observations

DC/14/0176

Single storey extension to side at rear of property

1 South Leas, Henfield Road, Cowfold, RH13 8GZ

No objections or observations

DC/14/0178

New 2-storey extension and entrance porch, alteration of existing rear extension

4 Drewitts Cottages, Spronketts Lane, Warninglid, RH17 5TB

No objections or observations

DC/14/0181

Single storey extension to rear

31 Barley Croft, Cowfold, RH13 8DP

No objections or observations

DC/14/0202

Installation of new full length windows, automatic sliding entrance door and ATM to side elevation. New entrance ramp and steps from the existing car park level and new mechanical plant area at the rear with a 'Hit and Miss' timber fence.

The Coach House, Horsham Road, Cowfold, RH13 8BT

We object to this application.

We think that before any permissions are granted on this site a Design and Access Statement and a proposed site plan should be produced to enable the Local Planning Authority to determine this and any future applications on this site. We have so far seen three different proposed site plans for this site. The first was shown to us in December by a representative of the site owners (Evolve Estates) and a representative of their planning advisors (Pegasus Group), the second was sent to a local resident by the site owner's solicitors and the third has been presented with this application. They are all different.

In this application there appears to be a number of discrepancies.

The design and access statement states that the site is on the outskirts of the village when in fact it is a prominent building in the middle of the village.

The application states that the work has not commenced when it clearly has.

The existing plan for the ground floor shows how it was when it was the Coach House and the proposed plan for the ground floor shows it more how it is now since the ground floor has been gutted.

The elevation drawings show a number of windows and doors blocked off and refers to a separate planning application to cover that. There does not appear to be another application and the windows and doors in the south elevation have already been blocked up.

In talks with the owners and their planners we were assured that there would be a hard standing along the back of the shop site from the car park to facilitate the unloading of deliveries. In this application the proposed ramp is shown as encroaching on that area and there is no mention of how deliveries will be dealt with.

The parking bays on this plan are turned through 90 degrees from the other plans. Which is correct?

This application shows an entrance onto the roundabout in front of the building and if this is to be the case we would ask for some form of barrier to be in place to separate the traffic from the pedestrians as there is no pavement at this point on the Street.

The fencing for the mechanical plant area shows the access gate to face east. We believe that the area along the rear of the building is to be planted and therefore this access would enter onto a shrubbery. On other plans this access is faced north. Which is correct?

DC/14/0205

Conversion of existing brick garage building to give self-contained residential auxiliary accommodation.

The Old Bakery, Bolney Road, Cowfold, RH13 8AA

No objections but would like to see a condition applied to tie this to the enjoyment of the dwelling.

DC/14/0201

Conversion of agricultural buildings to two bedroomed accommodation and workers welfare facilities.

Swains Farm, Littleworth Lane, Partridge Green.

No objections or observations

Results: 4

Permitted: 3

DC/13/1818

Demolition of existing garage building, erection of new garage building for Car Sales, Car and Class 7 MOT testing, Car Repairs, Equipment Hire and Repairs.

Bridge Garage, Henfield Road, Cowfold, RH13 8DT

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

Refused: 1

DC/13/2421 Full Planning

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

DC/13/2422 The listed building consent for this is still pending.