

PLANNING REPORT JUNE 2014

New plans:- 3

DC/14/0474

New garden shed and wood store
Barrington House, Horsham Road, Cowfold, RH13 8AH
No objections or observations.

DC/14/0776

Installation of new 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.
Coach House, Horsham Road, Cowfold, RH13 8BT

We do not object to this application as stated in the "Description of the Proposal" but we would however like to make the following observations.

This application appears to have been prepared by someone who has not visited this site.

The application states that work has not started on this yet but it clearly has as the proposed position for the automatic door is currently a temporary ply wood access and all the ground floor windows on the west and south elevations have been bricked up or covered with insulation on the inside. This detracts greatly from the visual amenity of this prominent building in the conservation area.

The design and access statement states that the premises are on the outskirts of the village when in fact they are a prominent building in the middle of the village within the conservation area.

The application states there are 0 existing parking spaces and there are 0 proposed parking spaces. The application is for a ramp and steps from the existing car park with the plans showing a mother and child bay and a disabled bay. These two bays are sited where we understand a loading/unloading bay is to be sited.

The current area of car park is insufficient in size to allow an articulated lorry to enter and leave the site in a forward gear and as such we believe this would be a dangerous situation both for road users and car park users.

The application states there are no trees or hedges on the site but there are two ash trees next to the north boundary wall and hedges along the front and to the south of the existing car park.

The application states that there is no end use plant applicable to this application but details of the air conditioning plant and refrigeration plant are included as they will be installed in the proposed "plant area" at the rear. Should permission be granted for the plant area we would request a condition to be applied to limit the use of any plant, where possible, to the opening hours of the retail outlet and such hours be limited to between 7am and 10pm.

There is a close boarded fence and three lamp posts with flood lights attached erected on site without planning permission.

The plans show that the north door on the west elevation is to be retained for use. As there is no pavement along the front of the building and this door opens straight onto the roundabout in the interests of road safety a barrier needs to be installed outside of this door and a pavement constructed along the whole front.

DC/14/0901

Provision of new field access and closure of existing one.
Big Cowfold Field, Bolney Road, Cowfold

No objections but would like to make the comment that we are surprised to find details of an FLS Petrol price display in this application.

Results: 3

Permitted: 2

DC/14/0474

New garden shed and wood store
Barrington House, Horsham Road, Cowfold, RH13 8AH

DC/14/0615

Construction of a new single storey security building to replace a temporary portacabin at the entrance to the main house.

Drewitts, Sprinkets Lane, Warninglid, RH17 5TB

Refused: 1

DC/14/0311

Removal of condition 3 (Use solely for the enjoyment of the dwelling) from application DC/11/2504 Single storey side extension for carer accommodation.

28 Thornden, Cowfold, RH13 8AF