

PLANNING REPORT AUGUST 2014

New plans:- 6

DC/14/1411

Proposed extension and alterations, replacement of existing windows and improvement to driveway entrance. Extension and alteration to main house is a significant reduction from previous approved application DC/13/0907.

Long Barn House, Bolney Road, Cowfold, RH13 8AZ

No objections or observations.

DC/14/0423 (Amendment)

Development comprising 10 no. dwellings, including conversion/alteration of 1st floor of former public house and associated outbuildings (in part) for 4 no. flats/maisonettes; conversion of associated outbuildings (in part) for retail/office purposes (Class A1, A2 or B1) (37m²); and erection of 6 no. three bedroom semi-detached houses; with associated vehicular access from Brook Hill; vehicle turning provision; car parking (15 no. spaces); pedestrian access from The Street; and associated private amenity space/landscaping.

The Coach House, Brook Hill/The Street, Cowfold, RH13 8BT

Once again we have been poorly served by Horsham District Council. This is the second amendment that has been submitted for this application. The first time we received an email notification but did not receive any amended plans, on this occasion we did not even get the courtesy of being notified of an amendment.

We object to the conversion of the outbuilding to retail/office purposes (Classes A1, A2 or B1) as there is no provision made for the servicing of this business which will encourage deliveries/customers to park on the pedestrian access to the retail outlet in the main building and the proposed dwellings.

What will happen to this building if after six months it has not been sold or let? The similar use property next door has been vacant for several months and the premises currently occupied by the Co-Op are soon to be vacated.

DC/14/1478

20 new affordable dwellings comprising 4 one-bed (2 person) flats, 9 two-bed (4 person) houses and 7 three-bed (5person) houses with parking and new vehicular and pedestrian access, including re-routing of public footpath.

Land to the East of Alley Groves, Cowfold, RH13 8BN

Cllr. S Lucas declared an interest in this application and took no part in the discussion.

While we support this development we are still very concerned about the access through Fairfield Cottages and Alley Groves for the construction traffic.

We would also like to ask that the access road and pavements should be constructed of block paving to match the existing in Alley Groves to avoid a stark cut off from one area to another.

We are still of the opinion that shared surfaces between pedestrians and vehicles is unsafe given that there are likely to be several children amongst the occupants of this development.

As the public footpath will now run through this development we request that Dog Bins are provide to allow dog walkers to dispose of their collections.

DC/14/1487

Prior approval of change of use of agricultural building to Class C3 (Dwelling).

Ridgelands Farm, Kent Street, Cowfold, RH13 8BB

We find it very difficult to comment on this application as there are no proposed designs to look at.

DC/14/1499

Two storey extension to north, single storey extension to south east and enlarged hall at first floor.

Peacocks Hill, Burnthouse Lane, Cowfold, RH13 6NN

No objections or observations.

DC/14/1580

To erect a PVCu orangery to the side of the property
10 Barleycroft, Cowfold, RH13 8DP
No objections or observations.

DC/14/1583

Installation of a timber garden room.
The Old Dairy, Dragons Lane, Henfield Road, Cowfold, RH13 8DX.
No objections or observations.

Results: 2**Permitted: 2****DC/14/1021**

Remove 2 no existing agricultural buildings and replace with one new Cattle shed for use with the current beef farming enterprise.
Swains Farm, Littleworth Lane, Partridge Green, RH13 8EJ

DC/14/1140

Surgery to 1 x Holm Oak, 2 x Rowan and 1 x Oak trees on verge adjacent to car park (Works to Trees in a Conservation Area)
Bolney Road, Cowfold

Refused: 0