

## **PLANNING COMMITTEE APPLICATIONS**

### **POST COMMITTEE REPORT**

#### **APPLICATION REFERENCE / ADDRESS:**

DC/21/1831

Smith and Western, 37 North Parade, Horsham, West Sussex, RH12 2QR

#### **Description of Development:**

Demolition of existing restaurant facility and erection of 20 residential apartments including all associated landscaping and external works.

#### **RESOLVED:**

At its meeting on 1 March 2022, the Planning Committee North resolved to approve the application in accordance with the officer recommendation, subject to a legal agreement to secure the affordable housing contribution and appropriate conditions as reported to include the addition of demolition and dust prevention to Condition 3, and with Condition 15 to include reference to non-standard cycle provision.

#### **Updated Condition 3:**

Pre-Commencement condition: No development shall take place, including any works of demolition, until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CEMP shall be a single document, and shall be strictly adhered to throughout the construction period. The CEMP shall provide for, but not be limited to:

- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
- Dust Prevention
- Demolition measures

Reason: As this matter is fundamental in the interests of good site management, highway safety, and to protect the amenities of adjacent businesses and residents during construction works to accord with Policies 33 & 40 of the Horsham District Planning Framework (2015).

#### **Updated Condition 15:**

Pre-Occupation Condition: Prior to the first occupation of any part of the development hereby permitted, details of the covered cycle parking shelter for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include provision for non-standard cycles. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the approved cycle

parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall therefore be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The s106 Unilateral Undertaking (HDC legal Ref AB/002178) has been completed and the decision notice can now be issued.

<b>Case Officer:</b> Amanda Wilkes	<b>Date:</b> 22/08/2022
<b>Authorising Officer:</b> Adrian Smith	<b>Date:</b> 22/08/2022