# PLANNING COMMITTEE APPLICATIONS

# POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/24/0874

The Lamb Inn, Lambs Green Rusper West Sussex RH12 4RG

Change of use of existing public house to residential, demolition of existing rear extensions and erection of rear two story extension to accommodate four x 2 bedroom flats and two x 1 bedroom flats, including associated car parking, landscaping, bin storage and cycle store

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RESOLVED:

At its meeting on 07.01.2024, the Planning Committee North resolved to approve the application, in accordance with the Officer recommendation, subject to the list of conditions set out in the Officer Report with the amendments to conditions 13 and 17 as set out below.

13 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority in consultation with Local Members and the Chair and Vice Chair of the Planning North Committee. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments
- Details of all external lighting
- Details of enhanced landscaping to the southern boundary

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

17 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority in consultation with Local Members and the Chair and Vice Chair of the Planning North Committee. 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 thereafter 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).

Also one minor amendments to amend reference to NPPF 2023 to NPPF 2024 at condition 8.

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| **Case Officer:** Kate Turner | **Date:** 08.01.2025 |
| **Authorising Officer:** RHERMITAGE | **Date:** 10.01.2025 |