DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0438
Henfield Sports Centre , Northcroft, Henfield, West Sussex, BN5 9QB

DESCRIPTION:
Installation of air conditioning systems including 4No. external condensers.

RELEVANT PLANNING HISTORY:

DC/24/0445	Prior notification for the installation of a solar photovoltaic array onto roof.	Prior Approval Not Required on 07.05.2024
DC/23/1177	The installation of 2no. canopy covered padel courts	Application Permitted on 12.01.2024
DC/14/2229	Extension to provide 'soft play' children's facilities, improved canteen and toilets with new entrance to main hall including a lift.	Application Permitted on 06.02.2015

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 42 - Strategic Policy: Inclusive Communities
Policy 43 - Community Facilities, Leisure and Recreation

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

HDC – Environmental Health: No objection:

[Summary] The Council's Environmental Health team responded to raise no objection to the proposed development. While dwellings were noted at a distance of ~65-70m from the proposed air-conditioning units, Environmental Health considered the noise data submitted in support of the proposed units, the proposed siting on the eastern side of the Leisure Centre and distance to neighbouring properties as sufficient to prevent significant noise disturbance to nearby occupiers.

Henfield Parish Council: No objection.

Representations:
None received

Member Comments:
None received

HUMAN RIGHTS AND EQUALITY:
The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Planning permission is sought for the installation of 4x external condensing units in association with a new air-condition system to Henfield Leisure Centre. The proposed external condensing units would be positioned at ground level and on the eastern elevation of the Leisure Centre, adjacent to an existing fire-escape.

The proposed condenser units are proportionate in scale to the existing Leisure Centre and deemed appropriate to the utilitarian character which the Centre possesses. The units are sensitively positioned in a wider context, not expected to adversely influence the visual amenity of Henfield Cemetery or the King's Field. It is considered, therefore, the proposed development is acceptable to character and appearance of the existing building and its surroundings in accordance with HDPF Policies 25, 32 and 33.

The applicant has provided manufacturers specifications for the proposed condensers detailing their expected acoustic performance. This detail has been reviewed by the Council's Environmental Health team, who are satisfied that the proposed equipment would not significantly adversely impact upon the living conditions of nearby occupiers. It is not considered, therefore, that the proposed development would result in unacceptable harm to the amenities of nearby occupiers/users of land in a manner contrary to the requirements of HDPF Policies 24 and/or 33. No other material effects upon nearby occupiers, including a loss of natural light, privacy and/or light pollution, would result from the proposals.

The installation of an air-conditioning system would likely increase demand for energy resources, though, policies 35-37 of the HDPF do not explicitly prohibit development resulting in the increase in demand for energy resources. It is, further, possible that the installation of a solar PV array as recently subject of ref: DC/24/0445 may offset and/or reduce any increase in demand for energy resources arising from the installation of air-conditioning.

The proposed development is not of a type and/or nature which is considered to materially increase demand for the use of mains-water resources. It is not considered, therefore, that the proposed

development would result in a potential significant effect upon the Arun Valley SAC, SPA and/or Ramsar such as to necessitate an appropriate assessment pursuant to Regulation 63 of the Conservation of Habitats and Species Regulations (2017) (as amended).

Overall, it is considered that the proposed development would accord with the provisions of the development plan and that there are no material considerations sufficient to warrant a refusal of planning permission. It is, therefore, recommended that planning permission be granted accordingly, subject to the conditions listed below.

Recommendation: Application Permitted

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/0438
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Specifications	NONE	20.03.2024
Supporting Statement	Planning	NONE	20.03.2024
Location & Block plan		6088/02	21.03.2024
Elevation plan	Existing and proposed	6088/02	20.03.2024
Location & Block plan		1840/23/BR/01	20.03.2024

DELEGATED

Case Officer sign/initial Giles Holbrook Date: 10.05.2024

Authorising Officer sign/initial Adrian Smith Date: 10/05/2024