Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0019
The Cobblers , Hayes Lane, Slinfold, West Sussex, RH13 0SA

DESCRIPTION:
Application for Approval of Details Reserved by Condition 10 (Materials and Finishes) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (12No. flats with associated car parking and replacement scout hut). Variation for repositioning of units 1-4 and 9-12, discharge of conditions 6, 7, 8, 9, 10, and 11)).

DETAILED DESCRIPTION:

Planning Permission DC/22/2197 was permitted on 30.03.2023. This permission was for the following: Variation of condition 1 of approved application DC/20/2578 (Demolition of existing retirement housing and construction of 12No. flats with associated car parking and landscaping and replacement scout hut). Variation sought for repositioning of units 1-4 and 9-12, alongside details pursuant to discharge of conditions 6 (foul and surface water disposal), 7 (surface water drainage statement), 8 (contamination), 9 (finished floor levels), 10 (underground services), and 11 (materials and finishes).

This application seeks details of an updated Materials Schedule to the Schedule previously approved to reflect the material and finish choice by a new contractor, who has been instructed following exit of the previous contractor from the project.

The work on site has commenced on Phase 1 (housing and associated car parking) but not completed. Phase 2 (Scout hut) has not commenced.

RELEVANT PLANNING HISTORY:

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| DC/20/2578 | Hybrid application for Demolition of existing retirement scheme and the construction of 12No. flats with associated car parking and landscaping (full planning) and replacement scout hut (outline) | Permitted 14-03-2022 |
| DISC/22/0295 | Approval of details reserved by conditions 5 (Construction Environmental Management Plan) and 8 parts a), b), c) ONLY (contamination) to approved application DC/20/2578 (demolition of existing and construction of 12No. flats with associated car park and landscaping (full) and replacement scout hut (outline) | Permitted 03-02-2023 |
| DC/22/2197 | Variation of condition 1 of approved application DC/20/2578 (Demolition of existing retirement housing and construction of 12No. flats with associated car parking and landscaping and replacement scout hut). Variation sought for repositioning of units 1-4 and 9-12, alongside details pursuant to discharge of conditions 6 (foul and surface water disposal), 7 (surface water drainage statement), 8 (contamination), 9 (finished floor levels), 10 (underground services), and 11 (materials and finishes). | Permitted 30.03.2023 |

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| DISC/23/0102 | Approval of details reserved by condition 5 (Construction Environmental Management Plan Phase 2 Scout Hut) to approved application DC/22/2197 (Variation of condition 1 of DC/20/2578 (Demolition of existing retirement housing and 12No. flats with associated car parking and landscaping and replacement scout hut). Variation repositioning of units 1-4 and 9-12, alongside details pursuant to discharge of conditions)) | Withdrawn 06-06-2023 |

ASSESSMENT:

Following advice from the Council's planning case officer, the planning agent confirmed withdrawal of this application 12th March 2023.

This is due to acknowledgement from the planning agent that the application to discharge condition 10 (Materials and Finishes) of planning permission DC/22/2197 was submitted in error as it relates to Phase 1 (housing and associated land) which was previously approved.

As it is imposed on planning permission DC/22/2197, condition 10 (below) does not reserve details of the materials and finishes for Phase 1. Instead, it requires implementation in accordance with the materials and finishes approved. This is Schedule REV P03 as listed under condition 1 (approved plans) of the planning permission. As such, it not possible under condition 10 to substitute a revised materials schedule for phase 1 through subsequent 'discharge'.

The correct route to do this is via submission of a Non-Material Amendment or a Section 73 application.

Condition 10 of DC/22/2197
*Regulatory Condition: All materials used in the construction of any part of Phase 1 (housing and associated land) of the development hereby permitted shall conform to those approved.*

*Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015) and Policy 5 of the Slinfold Neighbourhood Plan.*

The application can now be withdrawn.

**Recommendation: Application Withdrawn**

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.

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**DELEGATED**

Case Officer sign/initial Matthew Porter Date: 12-03-2024

Authorising Officer sign/initial J Hawkes Date: 13.03.2024