[redacted]

From: Planning@horsham.gov.uk
Sent: 20 November 2026 12:30
To: Planning
Subject: Comments for Planning Application DC/26/1594

Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/11/2026 12:30 PM.

Application Summary

Address:	Horsham Y M C A Football Club Gorings Mead Horsham West Sussex RH13 5BP
Proposal:	Removal of Condition 3 of previously approved application DC/24/0048 (Change of use of the main car park the use of 50 spaces as private parking to local businesses for weekdays) for removal of temporary permission.
Case Officer:	Sophie Moore

Click for further information

Customer Details

Address:	18 Gorings Mead Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other
Comments:	I am a resident at number 18 Gorings Mead, and directly impacted by the activities at the YMCA Football Club My comments relate to the validity of this planning application and whether it can be determined or whether DC/24/2048 is a "dead" consent. The applicant indicted that no pre-application advice has been received from Horsham District Council however the planning register shows an Enforcement Investigation took place in September 2026 into the breach of condition 3 and the expiry of the consent (ENF/26/0037). That advice hopefully is now a public document. I hope it is possible to place it on the current case file. The forms and covering letter indicate that the application is submitted as a Minor Amendment under s73 of the Town and Country Planning Act for the removal of condition 3 attached to

planning permission DC/24/0048.

The "Regulatory (Time) Condition" 3 has an explicit time expiry date of 17 June 2026. There is some distance between the expiry date 17 June 2026 and 22 October 2026. In the intervening five months the private parking has been operating in breach of planning.

In this circumstance permission DC/24/0048 has been lost and a retrospective application under s73A (2) (b) is necessary. That would mean that all of the information necessary to determine a fresh application is required.

My neighbours in Gorings Mead has already raised this point too and has cited some appeal caselaw.

I would add

R (Barbara Atwill) v New Forest National Park [2023] EWHC 625 (Admin). The high court (Lane J) held that under Section 73 (4) and (5) of the Town & County Planning Act 1990, an application to vary conditions is legally unavailable once the orginal time limit has expired. A council cannot use Section 73 to extend an expired permission or regularise works/uses that fall outside an active/operative grant.

If the Horsham District Council decides to proceed with the determination of this application in its current form without any additional information we would need to understand the rationale for that.

It is accepted the Horsham District Council has the power to grant a retrospective consent under s73 (2) (b) however in that circumstance it is not released from its duties as a Local Planning Authority to determine the application as if it were fresh.

If Horsham District Council decides to grant a retrospective consent then the application is absent a significant amount of information to make it valid or acceptable.

Finally notwithstanding how HDC deals with this, there is no traffic management information with this application or in the information to discharge the historic condition 4 of DC/24/0048. Where is the near miss register that we were advised (by the Club Secretary) was being kept. I reported one near miss myself and I was present when my neighbour reported a near miss on Gorings Mead . I was also present when another neighbour reported a near miss. These were reported to the Club Secretary at their one single public event. I also reported, speeding events on Goring Mead.

Thank you for the opportunity to comment. I hope my comments are helpful at this point. I am my fellow residents look forward to understanding how this application is to be handled.

Kind regards

[redacted]

Kind regards

Telephone:
Email: planning@horsham.gov.uk

Horsham District Council

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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton