Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0233
Christs Hospital School, The Avenue, Christs Hospital, West Sussex, RH13 0LJ.

DESCRIPTION:
Approval of details reserved by condition 19 to approved application DC/24/0063.

RELEVANT PLANNING HISTORY:

DC/24/0063	Variation of Condition 1 of previously approved application DC/21/1524 (Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting) Relating to Water Neutrality and related Habitat Regulation Assessment.	Application Permitted on 08.05.2024

PLANNING ASSESSMENT
Planning Application DC/24/0063 was granted consent on 08.05.2024. This permission was for the following:

Variation of Condition 1 of previously approved application DC/21/1524 (Proposed two-storey extension to the existing sports centre to provide two new swimming pools, spa facilities, two class studios, a fitness suite and cafe. Construction of a six-lane, all-weather running track with eight-lane sprint track and ancillary athletic facilities and floodlighting. Construction of a 3G artificial grass pitch with floodlighting. Relocation of spoil on land to the east. Creation of an unlit outdoor adventure area with 15 stations east of the new track. Associated car parking for 272 cars, and a new permanent access to Christ Hospital Road, closure of the existing Infirmary Drive access with conversion of disused section of drive to a sprint track. Erection of associated equipment store, fencing and lighting) Relating to Water Neutrality and related Habitat Regulation Assessment.

Consent is sought to discharge the details reserved by condition 19.

Condition 19:
Pre-Occupation Condition: Prior to the first use of any of the facilities hereby permitted, details (including location and specification) of secure and covered cycle parking facilities for staff and visitors to the development shall have been submitted to and approved in writing by the Local Planning Authority. No use hereby permitted shall commence until the approved cycle parking facilities associated with that 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).
To address the requirements of this condition, the applicant has submitted two drawings ref: (90) 017 Proposed Cycle Shelter Specification – Proposed Site Plans and (90) 018 Proposed Cycle Shelter Specification - Plans and Elevations. The Proposed Site Plans drawing illustrates the proposed locations for the cycle shelters in and around the site car parking and building entrance. The Plans and Elevations drawing details the cycle shelter specification including that this will be cycle parking bays will be Shelton cycle shelters with Sheffield Hoops finished in black powder coat and the shelter will be constructed from redwood timber columns and rafters with a clear polycarbonate roof and galvanised steel rainwater gutters, downpipes and base plate.

WSCC Highways have reviewed the proposed cycle parking details and the details are considered acceptable to satisfy the requirements of condition 19. Accordingly, WSCC Highways recommends that condition 19 can be discharged. Officers concur with WSCC Highways that the sufficient detail has been provided address the requirements of condition 19.

The requirements of the condition have been satisfied and therefore condition 19 can be discharged.

Recommendation: Application Permitted

NOTE TO APPLICANT

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: DISC/24/0233
(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
Plans	Proposed Cycle Shelter Specification – Proposed Site Plans	(90) 017 Rev C00	12.09.2024
Plans	Proposed Cycle Shelter Specification - Plans and Elevations	(90) 018 Rev A00	12.09.2024

DELEGATED

Case Officer sign/initial Stephanie Bryant Date: 01.11.2024

Authorising Officer sign/initial Adrian Smith Date: 01/11/2024