Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1543
Mowbray, Land North of Horsham, Horsham, West Sussex.

DESCRIPTION:
Non-Material Amendment to previously approved application DC/22/2355 (Reserved matters application for the Community Centre, plaza and associated landscaping, car and cycle parking and drainage infrastructure pursuant to Condition 5 of outline application DC/16/1677): Minor amendments to the design and layout of the Community Centre.

RELEVANT PLANNING HISTORY:

DC/22/2355	Reserved matters application for the Community Centre, plaza and associated landscaping, car and cycle parking and drainage infrastructure pursuant to Condition 5 of outline application DC/16/1677.	Permitted on 08.03.2023

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 4 - Strategic Policy: Settlement Expansion
Policy SD1 - Strategic Policy: Land North of Horsham
Policy SD3 – Local Centre
Policy SD5 – Open Space, Sport and Recreation
Policy SD7 - Design
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 – Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
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 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 – Sustainable Transport
Policy 41 – Parking
Policy 43 – Community Facilities, Leisure and Recreation

Horsham District Local Plan (2023-40) (awaiting examination)
Policy 1: Sustainable Development
Policy 2: Development Hierarchy
Policy 3: Settlement Expansion
Policy 6: Climate Change
Policy 7: Appropriate Energy Use
Policy 8: Sustainable Design and Construction

Policy 9: Water Neutrality
Policy 10: Flooding
Policy 11: Environmental Protection
Policy 12: Air Quality
Policy 13: The Natural Environment and Landscape Character
Policy 14: Countryside Protection
Policy 15: Settlement Coalescence
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Policy 23: Infrastructure Provision
Policy 24: Sustainable Transport
Policy 25: Parking
Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation

Neighbourhood Plan:
The North of Horsham site covers the parishes of North Horsham and Rusper. North Horsham Parish has withdrawn its neighbourhood plan designation.

Rusper Parish Neighbourhood Plan has been through examination and has been approved through a referendum. The relevant policies are as follows:

- Policy RUS3: Design
- Policy RUS4: Local Heritage Assets
- Policy RUS5: Green Infrastructure and Biodiversity
- Policy RUS10: Dark Skies
- Policy RUS11: Promoting Sustainable Transport

Parish Design Statement:
None

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:
None received

Parish Comments:
No comment to make.

Representations:
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

The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

Minor non-material amendments are sought to the design and layout of the Community Centre as follows:

- Replacement of a window with a door on the front elevation under the roof overhang for fire egress reasons.
- Removal of rooflights in Information/Displace Space, Kitchen, Changing Rooms and Corridor to Main Hall removed to avoid clashes with services.
- Addition of a fire escape for the Main Hall to the northern elevation.
- Minor revisions to external and internal doors to suit Building Regulations Part M.
- Minor revisions to internal doors to suit Building Regulations Part B.
- Reconfiguration of male and female changing rooms to provide privacy and accessible cubicles.
- Provision of new accessible WC/shower area and changing area suitable for mixed use.
- Omission of columns in the Information/Display Space.
- Addition of four service cupboards with door added to the gas services cupboard to the western elevation.
- Minor changes to window positions.
- Timber beams on north elevation porch lowered.
- Heights of roof lanterns in Social Space and Lounge dropped.
- Relocation of the cycle maintenance point to the south elevation porch.
- Minor revisions to office room layout.
- Bin and badminton/furniture stores positions swapped.

The applicant has stated that the changes seek to align the proposals to ensure compliance in terms of accessibility and fire safety. These do not materially alter the total floorspace of the Community Centre (770.5 sqm (GIA)), quantum and type of facilities to be provided as set out in the S106 Community Centre Specification.

The proposed amendments to DC/22/2355 are all considered minor and would not appreciably impact on the appearance of the building or amenities of adjacent occupiers. Also, the amendments would give rise to no other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

Water Neutrality
On 14 September 2021, the Council received a Position Statement from Natural England. Information collected by Natural England shows that water abstraction for drinking water supplies is having a negative impact on the wildlife sites in the Arun Valley. They have advised that any new development that takes place must not add to this negative impact.

This application seeks to approve non-material amendments, none of which relate to water usage. The original proposal was assessed and considered water neutral. This proposal does not alter the original proposal in relation to any proposed water need. The Council as Competent Authority under its duties imposed by the Habitat Regulations has therefore 'screened out' this application for water neutrality purposes. No adverse effects on the Arun Valley habitat sites will therefore occur.

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: DC/24/1543
(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
Elevation plan		SK03 REV A	03.10.2024
Elevation & Floor plan		C102 REV A	03.10.2024
Site plan	Proposed	P101 REV A	03.10.2024
Elevation & Floor plan	Proposed	P102 REV B	03.10.2024
Floor plan	Ground	SK02 REV A	03.10.2024

DELEGATED

Case Officer sign/initial Jason Hawkes Date: 07.11.2024

Authorising Officer sign/initial Adrian Smith Date: 07/11/2024