
From: Planning@horsham.gov.uk
Sent: 23 April 2025 16:53
To: Planning
Subject: Comments for Planning Application DC/25/0362

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 23/04/2025 4:52 PM.

Application Summary

Address: Menzies Wood Farm Okehurst Lane Billingshurst West Sussex RH14 9HR

Proposal: Full planning permission for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building and creation of open storage along with the full enclosure and refurbishment of existing barn for the continuation of uses on site falling within use classes B1(c) and B8, including the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board); trailer, motorhome and horse box conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export following grant of DC/18/0661.

Case Officer: Amanda Wilkes

[Click for further information](#)

Customer Details

Address: menzies wood farm (house) okehurst lane billingshurst

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

- Highway Access and Parking
- Other
- Privacy Light and Noise

Comments: [REDACTED]
Menzies Wood Farm (house)
Okehurst Lane
Billingshurst
W Sussex
RH14 9HR

23rd April 2025

Comments to HDC planning application DC/25/0362

This new application (DC/25/0362) appears very similar to the previous permitted application DC/18/0661 and subsequent appeal, both permitted developments were subject to a number of regulatory planning conditions, deemed necessary as this planning application is for a commercial operation within an otherwise quiet residential, rural and with restricted narrow lane serving 24 residential properties and is frequently used for recreation by equestrian, cyclists and pedestrian traffic via connecting bridleways and footpaths. Okehurst Lane has no other similar commercial activities.

We therefore ask that the quiet rural nature of the area be protected from noise pollution and an increase in commercial traffic by the addition of all the regulatory conditions previously applied to the previous permitted applications.

We are pleased to note that within the applicants planning application submittal that they acknowledge and accept that these conditions could be applied to this application, (see appendix 1 below)

For the purposes of clarity, we list below extracts of the most relevant conditions that were applied to this site and should therefore be reapplied.

Previous planning applications

1. DC/07/0421

- "No servicing or maintenance of the trailers shall take place in outside areas"
- "no retail sales"

2. DC/18/0661

- (Pre commencement 4) "no development relating to enclosure of existing or new building shall commence until a specific scheme and details for sound attenuation against noise emanating from the approved buildings have been submitted and approved" etc, and "the approved sound attenuation works shall be completed before the buildings are occupied" etc.
- (Regulatory condition 12) "all works and operations approved shall take place inside the new buildings and refurbished/enclosed existing central barn2 etc, with all windows and doors closed" etc,
- (regulatory condition 14) "no outside manufacturing activities or processes involving power tools or other powered tools or equipment shall take place at any time"
- (regulatory condition 16) " no retail sales including the rental of any trailer shall take place at any time nor shall there be return by customers or their representatives of either sold or rented products to the site, retail sales includes any action or activity which normally is considered to be a part of a sales or hire process" etc.
- (regulatory process 17) " no windows or doors shall be positioned to the West or South facing elevations"
- (regulatory condition 20) "no heavy goods vehicles (defined as any vehicle having 3 or more axles or more and with a weight exceeding 3,500kgg shall operate from the site at any time"
- (regulatory condition 15) "No vehicles, plant or machinery shall be operated , no processes carried out and no deliveries taken or dispatched from the site outside the following times;
07:30 hours to 18:00 hours on Mondays to Fridays
08:00 hours to 13:00 hours on Saturdays

For the avoidance of doubt, there shall be no vehicles, plant or machinery operated and no processes carried out and no deliveries taken or dispatched from the site on Sundays and bank holidays and public holidays"

3. Planning Appeal Decision APP/Z3825/W/19/3240255 provided for variations to DC/18/0661 conditions being;

- (page 3 point 2) generally reiterated the HDC condition 4, requiring submission of a specific scheme for sound attenuation against noise emanating from the of both existing and new buildings to be submitted and approved
- (page 3 point 4) "all planting, seeding or turfing comprised in the landscaping shall be carried out in the first season following demolition of existing buildings" etc.
- (page 4 point 6) generally reiterates HDC condition 14, "no activities or processes etc, shall take place anywhere other than inside the new buildings or refurbished /enclosed existing barn, inside defined as in a workshop totally enclosed by walls/windows and doors with all windows and doors closed"
- (page 9 points 34 & 35) relate to HDC condition 20 prohibiting heavy goods vehicles
"Condition 20 is therefore necessary to restrict such use in order to achieve safe and suitable

access for all users etc"

"condition 20 is reasonable, relevant to planning and relevant to the development"

- (page 10 point 42) "conditions preventing retails sales and limiting hours of use are not disputed by the parties and so remain in place"

We therefore please ask that all the regulatory conditions applied to the previous permitted planning applications be applied to this application if granted.

appendix 1

important statements extracted from the applicants 'planning Design and statement' confirming their acceptance of previously applied planning conditions to be applied to this application.

The following statements acknowledge and confirm the applicants acceptance ;

5:12 "there is no proposal to carry out any retail sales"

6:15 "the applicant is content for the set of conditions imposed by the (planning) inspector to be reimposed on this development proposal"

7:3 "no retail sales are proposed on this site"

8:4 " it is requested should the application be permitted, conditions to protect the amenity of neighbouring properties in terms of acoustics, outdoor working etc. to be attached to the permission"

Kind regards

Telephone:

Email: planning@horsham.gov.uk



**Horsham
District
Council**



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