Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0127
Cowfold Stores, The Street, Cowfold, West Sussex, RH13 8BW

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 to approved application DC/20/0018

RELEVANT PLANNING HISTORY:

DC/20/0018	Retention of an A1 commercial use at ground floor level, and conversion of part ground, first and second floors to create 4 No. residential units (Full Application)	Application Permitted on 07.05.2020

PLANNING ASSESSMENT

Planning Application DC/20/0018 was granted consent on 07.05.2020. This permission was for the following:

Retention of an A1 commercial use at ground floor level, and conversion of part ground, first and second floors to create 4 No. residential units (Full Application)

Consent is sought to discharge the details reserved by condition 4.

Condition 4:

Pre-Occupation Condition*: Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The applicant has submitted a landscape plan and cover letter to discharge this application. This includes details of proposed trees to be retained and planted, hard surfaces and boundary treatments. The Council's Landscape Architect has raised no objection to the proposed but have advised against planting Leylandii due to its overgrowth and root intrusion which may become unmanageable for future residents. With this advice, the applicant has amended the proposed planting to a native alternative (Taxus baccata) which has high potential for biodiversity and therefore ecological and amenity benefits. The requirements of this condition have therefore been met.

Recommendation: Application Permitted

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/24/0127

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Landscaping Plan		03.06.2024
Supporting Statement	Revised Supporting Statement		18.07.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 30.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 31.07.2024