DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0006
Leyshurst Farm , West Chiltington Lane, Coneyhurst, West Sussex, RH14 9DY

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 and 4 to approved application DC/21/2689

RELEVANT PLANNING HISTORY:

DC/21/2689	Removal of 2no existing agricultural buildings and erection of 1 commercial building to be used for Class B8 storage.	Application Permitted on 30.01.2023

PLANNING ASSESSMENT

Planning Application DC/21/2689 was granted consent on 30/01/2023. This permission was for the following:

Removal of 2no existing agricultural buildings and erection of 1 commercial building to be used for Class B8 storage.

Consent is sought to discharge the details reserved by conditions 3 and 4.

Condition 3:

Pre-Occupation Condition*: No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.*

Reason: To provide car-parking space for the use in accordance with Policy 41 of the Horsham District Planning Framework (2015).

The submitted details show the provision of car parking within the site adjacent to the new B8 unit.

The requirements of the condition have been satisfied.

Condition 4:

Pre-Occupation Condition*: The storage and distribution building hereby permitted shall not be first occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the water efficiency measures and rainwater harvesting system, as set out in the Water Neutrality Statement and associated attachments received 26.09.2022, to serve the new and existing buildings have been implemented in full. The installed measures shall be retained as such thereafter.*

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under

the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

The approved efficiency measures approved include improved fixtures and fittings to communal toilet and kitchen facilities together with rainwater harvesting, all of which are within the site boundary.

The submitted details show the purchase and installation of A 22,000 litre rainwater harvesting tank, along with its on-site installation and associated sanitary fittings within the new building.

The requirements of the condition have been satisfied and accord with the expected Water neutrality measures as set out in the Water Neutrality Statement received on 26th Sept 2022.

The requirements of the condition have been satisfied.

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/24/0006

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Graf invoice and photographs		11.01.2024
Supporting Statement	planning statement for conditions		11.01.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 04.06.2024

Authorising Officer sign/initial RHERMITAGE Date: 12.06.2024