Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0163
Hook Farm , West Chiltington Lane, Billingshurst, West Sussex, RH14 9DP

DESCRIPTION:
Prior notification for the demolition of agricultural buildings.

RELEVANT PLANNING HISTORY:

DC/24/1689	Conversion of barn and associated modern building into domestic accommodation. Removal of C20 workshop and conversion of outbuilding into ancillary use (Householder).	Application Permitted on 28.02.2025
DC/24/1690	Conversion of barn and associated modern building into domestic accommodation. Removal of C20 workshop and conversion of outbuilding into ancillary use. (Listed Building Consent)	Application Permitted on 28.02.2025
DC/24/1783	Prior notification for the demolition of Agricultural outbuildings	Prior Approval Not Required on 08.01.2025
DC/24/1784	Prior Notification for Change of Use of an Agricultural Building to 1no dwellinghouse (C3 Use Class).	Prior Approval Required and REFUSED on 10.01.2025
DC/25/0164	Prior Notification for change of use from an agricultural building to 1No. dwelling (Class C3).	Under Consideration

PLANNING ASSESSMENT
This application relates to the prior notification for the demolition of Agricultural outbuildings used for general storage within the application site of Hook Farm. It should be noted that an earlier notification, ref: DC/24/1783, for demolition of agricultural buildings located to the southern end of the site was determined on 08.01.2025, with prior approval not required. This current notification includes further buildings to the north of this earlier submission.

Class B of Part 11 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to any building operation consisting of the demolition of a building.

Article B.2(b) states that *"where the demolition does not fall within paragraph (a) and is not excluded demolition-*

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

(ii) An application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid."

The application has included a Planning Statement which confirms that a site notice has been posted within the site during the application process and includes details as to how the building will be demolished.

Method of Demolition

The Planning Statement details the method of demolition which includes detail of the proposed demolition methods, removal of waste from the site. \The statement sets out that demolition will be undertaken by a professional demolition company using a combination of manual labour and specialist machinery. The process will involve the dismantling of the buildings and the removal of the silage clamp, as identified in the submitted plans. Both hand tools and specialist equipment will be used to ensure the safe and efficient removal of all structures. The concrete hard standings beneath the buildings will also be broken up, with all resulting debris segregated into skips for different material types. These materials will then be removed from the site by a licensed waste carrier, ensuring proper disposal.

There are a number of rural outbuildings and residential dwellings within the vicinity. Given the dwellings location in relation to the buildings to be demolished, their demolition may result in some temporary amenity harm through noise. However, given that the building to be demolished is not substantial in scale and the building is already in a dilapidated state, it would not be anticipated that the demolition phased would be over a prolonged period of time. Issues such as prolonged excessive dust or prolonged noise disturbance are not anticipated as a result of the work provided that suitable provisions are made, and it is not considered that the proposed demolition would affect the public highway.

Proposed Restoration

The statement does not include extensive detail on the restoration of the site, other than all material will be removed from the site. This would not be unexpected or out of keeping with the immediate surrounds, which feature similar cleared areas associated with the use of the land.

Ecology Impacts:

Regulation 9 of The Conservation of Habitats and Species Regulations 2010 states that *"the competent authority must exercise their functions which are relevant to nature conservation…so as to secure compliance with the requirements of the Directives".* Accordingly, competent authorities must consider the Directives in making decisions relating to any of their planning functions.

A licence from Natural England, pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017, authorising the specified activity may be required if protected species were found to be present. The Applicant is advised to liaise with Natural England directly.

Conclusion:

It is recommended that prior approval is not required in respect of the means of demolition and restoration of the site.

Recommendation: Prior Approval Not Required

NOTE TO APPLICANT
Wildlife and Countryside Act 1981
The applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981 and the Protection of Badgers Act 1992. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

Plans list for: DC/25/0163
(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
Block plan	Proposed	2405HK_R0_001	03.02.2025
Supporting Statement	Planning and site notice	NONE	03.02.2025
Block plan		2405HK_R0_001	04.02.2025
Elevation plan		2405HK_R0_101	04.02.2025
Location plan		2405HK_R0_000	04.02.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 27.02.2025

Authorising Officer sign/initial Guy Everest Date: 03.03.2025