Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/0269
Westons Farm, Westons Hill, Itchingfield, West Sussex,

DESCRIPTION:

Minor external alterations to elevations.

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/24/0115 | Demolition of building and erection of replacement agricultural garage/store. Construction of a new infill section to boundary wall(Listed Building Consent). | Pending Consideration |
| DC/24/0114 | Demolition of building and erection of replacement agricultural garage/store. Construction of a new infill section to boundary wall. (Full Application) | Pending Consideration |
| DC/17/2622 | Proposed erection of two agricultural storage barns for the storage of machinery, feedstuffs and fodder | Application Permitted on 09.02.2018 |
| DC/17/0162 | Change of use, conversion and extension of farm buildings to provide extended farm shop, cafe, storage ares and toilets | Application Permitted on 29.03.2017 |
| DC/15/0937 | Erection of building for agricultural storage and housing livestock and associated hardstanding | Application Permitted on 23.07.2015 |
| DC/09/0911 | Erection of Agricultural building for corn storage | Application Permitted on 19.01.2010 |

SITE AND SURROUNDS

The application site lies to the east of Westons Hill and has within its site curtilage Westons Farmhouse, a Grade II listed building and surrounding variety of built form including agricultural buildings, Farm shop and outbuildings. Westons Farm Limited produces a range of vegetables, pork, lamb and beef as well as grain. The application site is located outside of any built up area boundary and as such is located in the countryside in planning policy terms.

The building subject to this application, is a single storey building used for agricultural storage and set within a cluster of buildings adjacent to Weston's Farm Shop and other agricultural buildings.

DETAILED DESCRIPTION

This application seeks to make alterations to the external appearance of the building as listed below:

- Replacement of windows on west elevation to match the existing;
- Replacement of doors on east elevation to match the existing;
- Erection of new doorway within the east elevation;
- Garage doorways on east elevation to be replaced with windows;
- Rebuilding of protruding wall section on east elevation.

The building will remain in agricultural use and is intended to be used as a staff area for existing farm workers.

RELEVANT PLANNING POLICIES

**The National Planning Policy Framework (NPPF)**

**Horsham District Planning Framework (2015)**:
Policy 1 - Strategic Policy: Sustainable Development
Policy 10 - Rural Economic Development
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets

**Itchingfield neighbourhood plan has not yet formally been adopted.**

**Planning Advice Notes**:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

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:

INTERNAL CONSULTATIONS

**None Received**

OUTSIDE AGENCIES

**Natural England**: Standing Advice:-

It cannot be concluded that existing abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley SAC/SPA/Ramsar sites. Developments within Sussex North must therefore must not add to this impact and one way of achieving this is to demonstrate water neutrality. The definition of water neutrality is the use of water in the supply area before the development is the same or lower after the development is in place.

To achieve this Natural England is working in partnership with all the relevant authorities to secure water neutrality collectively through a water neutrality strategy. Whilst the strategy is evolving, Natural England advises that decisions on planning applications should await its completion. However, if there are applications which a planning authority deems critical to proceed in the absence of the strategy, then Natural England advises that any application needs to demonstrate water neutrality.

Parish Comments: Recommend Approval

Representations:

None received

Member Comments:

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

**Principle of Development**:

The site is located outside of the defined built-up area boundary and is therefore considered to be within a countryside location. As such, the countryside protection policies within the Horsham District Planning Framework (HDPF) are applicable.

Policy 10 of the Horsham District Planning Framework 2015 (HDPF 2015) seeks to ensure that the development would contribute to the diverse and sustainable farming enterprises within the district. New buildings would need to be suitably located within the existing boundaries of the estate. The development should support the sustainable economic growth towards balanced living and working communities.

HDPF Policy 26 states that development outside of built-up area boundaries must be essential to its countryside location, and must either, Support the needs of agriculture or forestry, enable the extraction of minerals or the disposal of waste, provide for quiet recreational use, or enable the sustainable development of rural areas. In addition, proposals must be of a scale appropriate to its countryside character and location.

This application is considered to support the ongoing needs of agriculture and contribute towards the sustainable farming enterprise across the site by providing improved facilities for the farm workers at the site. The proposal is limited to external alterations resulting in the refurbishment of an existing farm building and is considered to accord with policies 10 and 26 of the HDPF

**Design and Appearance**:

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 34 of the Horsham Development Framework aims to sustain and enhance the historic environment through positive management of development affecting heritage assets by reassuring development preserve and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials.

Westons Farmhouse is a Grade II listed building associated with the wider historic farmstead of Westons Farm whose agricultural buildings are sited to the east and south of the listed building. The improvements to the building would retain the agricultural appearance of the building and would not be overly prominent or appear incongruous within the site. The materials proposed include hardwood stable doors, detailed brickwork to match the existing and hardwood windows. The appearance of the building would not be considered to be detrimental to the special character of the listed building.

Overall, the proposal is considered in accordance with policies 32, 33 and 34 of the HDPF.

**Amenity Impacts**:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land. The proposal is limited to the external alterations to an existing building and does not include a change of use. The proposal would not result in an obtrusive design, or scale such that it would harm the amenity of any adjoining occupiers. The proposal is in accordance with policy 33 of the HDPF.

**Highways Impacts**:

Policy 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The proposed development would not have any impact on parking capacity at the site or highways safety and does not involve any amendments to these aspects of the wider site.

**Water Neutrality:**

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 180 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

**Conclusions**:

The development would not result in any unacceptable impacts on neighbouring amenity, would result in no additional impact to highway safety and the visual impact of the proposal is considered in compliance with relevant local and national planning policies. The application is therefore recommended for approval.

**Recommendation: Application Permitted**

Conditions:

2 **Standard Time Condition**: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

**3** **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved elevation plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**3** **Regulatory Condition**: The building development hereby permitted shall be used for agricultural purposes only, as defined in Section 336(1) of the Town and Country Planning Act 1990.

Reason: The site lies in a countryside location where only development types specified in Policy 26 of the Horsham District Planning Framework (2015) would normally be permitted.

NOTE TO APPLICANT

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.

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.

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**Plans list for: DC/24/0269**
(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 |
|---|---|---|---|
| Location plan | Site Location Plan | NONE | 19.02.2024 |
| Floor plan | Proposed and Existing Ground Floor Plan | 003 Rev P1 | 19.02.2024 |
| Block plan | Proposed Block Plan | 008 Rev P2 | 19.02.2024 |
| Elevation plan | Existing and Proposed West Elevation | 005 Rev P2 | 19.02.2024 |
| Elevation plan | Existing and Proposed East Elevation | 004 Rev P2 | 19.02.2024 |
| Elevation plan | Existing and Proposed North Elevation | 006 Rev P2 | 19.02.2024 |
| Elevation plan | Existing and Proposed South Elevation | 007 Rev P2 | 19.02.2024 |

**DELEGATED**

Case Officer sign/initial Kate Turner Date: 29.04.2024

Authorising Officer sign/initial Tamara Dale Date: 29.04.2024