DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0073
Old Clayton Boarding Kennels Storrington Road Washington West Sussex RH20 4AG

DESCRIPTION:
Application for Approval of Details Reserved by Condition 15 (granary building method statement) to approved application DC/23/0701 (Demolition and erection of a 60-bed care home and 8No. age restricted bungalows with associated access and works (including relocation of existing staddle stone barn))

DETAILED DESCRIPTION:

Planning Application DC/23/0701 was permitted on 16.10.2024. This permitted demolition of existing kennels and cattery buildings/structures, and existing dwellings, and erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).

Approval is now sought for details pursuant to condition 15. The details submitted comprise Storrington Granary Building Method Statement for re purposing Rev. 0 24th February 2025 by Highwood received 03/03/2025.

This method statement covers the dismantling and repair and repurposing into a garden store building located within the private garden section of the development for Barchester Healthcare on site, which is accordance with the planning approval.

Site meetings were held on site between Highwood and the Senior Conservation Officer of Horsham District Council (19th December 2024 and 4th February 2025) to review the building and agree a plan to move forward. It has been confirmed that the building is to be repurposed on site and the general bulk and structural form to be retained along with the staddlestone foundations as an acknowledgement presence as a functioning Granary Building on the site. A Carpentry Contractor has been engaged to move forward.

RELEVANT PLANNING HISTORY:

DC/23/0701	Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).	Permitted 16.10.2024

REPRESENTATIONS

HDC Conservation Officer: *Satisfied information submitted acceptable and condition 15 can be discharged.*

Representations: None received.

Other Considerations

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

The application seeks to discharge the details submitted pursuant to condition 15 only.

Condition 15 (archaeological works)

Pre-Commencement Condition: *No development related to the granary building shall take place until a method statement detailing its relocation and repurposing has been submitted to and approved in writing by the Local Planning Authority. The repurposing of the granary building so agreed shall be completed prior to occupation of the care home building.*

Reason: In order to preserve the significance of the setting of the Listed Building Old Clayton in accordance with Policy 34 of the Horsham District Planning Framework (2015) and Policy 14 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

Conclusion

Satisfactory details of the method statement setting out acceptable relocation and repurposing to the granary building have been received, with accord with the planning approval and having been subject to advice by the Council's Conservation Officer informed by his site visits with the contractor retained by Highwood (the applicant).

The submitted details regarding condition 15 are therefore acceptable, pursuant to the condition reason.

Water Neutrality Note: No further Habitat Regulations Assessment (HRA) is required at conditions discharge stage if a scheme has already undertaken HRA for Water Neutrality prior to being granted. The permitted scheme (DC/23/0701) was judged water neutral under the Habitat Regulations and the details pursuant will not require re-assessment of that outcome as there is no change in water usage previous assessed arising from the details pursuant.

Recommendation: Application Permitted

NOTES TO APPLICANT

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/25/0073
(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
Supporting Statement	Storrington Granary Building Method Statement for re purposing Rev. 0 24th February 2025 by Highwood		03.03.2025

DELEGATED

Case Officer sign/initial Matthew Porter Date: 04-04-2025

Authorising Officer sign/initial J Hawkes Date: 07.04.2025