Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0165
Dedisham Farm, Guildford Road, Slinfold, West Sussex, RH13 0RA

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 to approved application DC/22/1947

RELEVANT PLANNING HISTORY:

DC/22/1947	Erection of an agricultural barn, associated storage tank and infrastructure.	Application Permitted on 09.03.2023
DC/24/0948	Variation of Condition 1 of previously approved application DC/22/1947 (Erection of an agricultural barn, associated storage tank and infrastructure) Relating to the design of the barn.	Pending consideration

PLANNING ASSESSMENT
Planning Application DC/22/1947 was granted consent on 09/03/2023. This permission was for the following: **Erection of an agricultural barn, associated storage tank and infrastructure.**

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

Condition 4: **Pre-Occupation Condition**: No part of the development hereby permitted shall be first used until full details of all soft landscaping works to the site's southern boundary (as seen from Public Right of Way 1377) in the land edged blue on the approved plans have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of any part of the development hereby approved. 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 or retained 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) and Policies 3 and 4 of the Slinfold Neighbourhood Plan (2018).

The Council's landscape officer initially raised concerns with the size of tree planting and the absence of a continuous hedge along the southern boundary damage. Following discussion between the Landscape Officer and the applicant an amended plan has been submitted increasing the tree sizes and increasing the length of hedgerow but retaining two gaps to allow cattle to move between the barns and field. The Landscape Officer has accepted this updated arrangement.

The landscaping is now considered acceptable the condition can be discharged.

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/22/0203

(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
Site plan		DEDI001 A	22.07.2024

DELEGATED

Case Officer sign/initial Adrian Smith Date: 24.07.2024

Authorising Officer sign/initial Jason Hawkes Date: 24/07/2024