Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1815
Little Millfields, Horsham Road, Rowhook, Horsham, West Sussex, RH12 3PZ

DESCRIPTION:

Prior notification for the demolition of 3no. equestrian and poultry buildings.

RELEVANT PLANNING HISTORY:

DC/24/1834	Prior Notification for Change of Use from 2no Agricultural Buildings to 1no dwellinghouses (C3 Use Class).	Pending Decision

PLANNING ASSESSMENT

This application relates to the prior notification for the demolition of seven buildings at Westons Farm, Dorking Road, Warnham, Horsham, West Sussex. Westons Farm is outside the built up area boundary and is to the east of Grade II Listed Building Weston Place (indexed 1980).

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 buildings proposed for demolition are located to the southwest of Little Millfields, within a cluster of similar buildings.

Method of Demolition

The cover letter details the proposed demolition methods, working hours, removal of waste from the site, and measures to address potential asbestos. The statement also details the installation of protective fencing, potential asbestos removal and details of plant and equipment.

There are a couple of buildings close by to the proposed buildings to be demolished including Little Millfields and Millfields Cottage to the east. There are multiple buildings to be demolished which will result in some amenity harm through noise. However, given that the buildings are to primarily be demolished by hand, and within normal working hours, it would be anticipated that the impact of the demolition would be limited to usual work hours, not on weekends, and would be considered would not amount to an unacceptable harm in regard to the neighbouring properties.

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 of the Site

The statement details that the concrete hard standings under the buildings will be retained. This is considered acceptable given the existing character of the site.

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. The Applicant is advised to liaise with Natural England directly.

Conclusion

It is considered that the demolition works would not be detrimental to public health or the amenity of nearby residents, nor have an impact on the operation of the highway network. prior approval is not required and permitted subject to notes to the applicant relating to contamination and protected species that may be present within the buildings

Recommendation: Prior Approval Not Required

1 The works must be carried out in accordance with the details submitted.

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.

The Applicant is advised that a licence from Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead may be required. The Applicant is advised to liaise with Natural England directly.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

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: DC/24/1815
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	22.11.2024
Site plan		NONE	22.11.2024
Supporting Docs	Cover Letter	NONE	22.11.2024

DELEGATED

Case Officer sign/initial J.Burrowes Date: 10/12/2024

Authorising Officer sign/initial TDale Date: 19/12/2024