Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0948
Dedisham Farm, Guildford Road, Slinfold, West Sussex,

DESCRIPTION:
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.

RELEVANT PLANNING HISTORY:

DISC/24/0165	Application for Approval of Details Reserved by Condition 4 to approved application DC/22/1947	Application Permitted on 24.07.2024.
DISC/23/0147	Approval of details reserved by condition 3 (finished floor levels and external ground levels) to planning permission DC/22/1947 (agricultural barn, storage tank and infrastructure).	Application Permitted on 08.08.2023.
DC/23/1764	Prior Notification for the installation of a 1No. water tank, pump house, and 2No. underground water tanks	Prior Approval Not Required on 18.10.2023.
DC/24/0666	Prior Notification for the Change of Use of an Agricultural Building to flexible commercial use	Prior Approval Required and PERMITTED on 18.06.2024.
DC/22/1947	Erection of an agricultural barn, associated storage tank and infrastructure.	Application Permitted on 09.02.2023.
DC/24/0165	Application for Approval of Details Reserved by Condition 4 to approved application DC/22/1947	Application Permitted on 24.07.2024.

SITE AND SURROUNDS

Dedisham Farm is in a rural location to the west of Broadbridge Heath. The site is located outside of the Built-up Area Boundary so is countryside in terms of local plan policy. The site is accessed via a private track to the south of Guildford Road (A281). The application site comprises an existing silage storage area and slurry tank, plus small areas of grass and hardstanding.

DETAILED DESCRIPTION

The application seeks a minor material amendment to the existing planning permission, ref: DC/22/1947, through a variation of the approved plans list; to accommodate changes to the design of the building. The changes to the design of the barn are to ensure internal efficiency and usability for storing and moving hay/grass, with the barn area now spanned by two pitched roofs, rather than four, as per the permitted application – DC/22/1947.

RELEVANT PLANNING POLICIES
The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 10 - Rural Economic Development

Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles

Slinfold Neighbourhood Plan (2014-2031):
Policy 3: Green Infrastructure
Policy 4: Conserve and Enhance Biodiversity
Policy 5: Development Principles
Policy 12: Economy and Enterprise

Parish Design Statement: Slinfold Parish Design Statement July 2006

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:
None received.

Parish Comments:
No Objection.

Representations:
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

The application seeks a minor material amendment to the existing planning permission (ref: DC/22/1947), through a variation of the approved plans list; to accommodate changes to the design of the building.

Planning permission DC/22/1947 granted permission for an agricultural barn measuring 75.5m by 36m, with a four-span pitched roof to a height of 10m. The barn has now been constructed however however it differs from the approved plans in that it now measures 80m by 36.5m and with a two-span pitched roof to a height of 11.6m.

Having regard the site context, with the barn siting amongst a cluster of other farm buildings, it is not considered that the increase in footprint and amended roofline (with its associated increase in ridge height of some 1.6m) has resulted in appreciable visual or landscape harm, has not resulted in harm to any residential amenity, and does not raise any highways-related matters. As the original development was granted prior to the statutory requirement for Biodiversity Net Gain (BNG), BNG is not a material consideration. Likewise the original consent was granted as water neutral therefore water neutrality

considerations are not material under this current application. The amendments therefore accord with the relevant local and national policies.

Conditions 3 (finished floor levels) and 4 (landscaping) have been previously approved under applications DISC/23/0147 and DISC/24/0165 respectively. The conditions list is updated accordingly to require compliance with these approved details.

Recommendation: Application Permitted

Conditions:

1 Approved plans list

2 N/A

3 **Regulatory Condition**: The development hereby permitted shall be undertaken in accordance with the finished floor levels approved under application DISC/23/0147.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: The landscaping scheme approved under application DISC/24/0165 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).

5 **Regulatory Condition**: The materials and finishes of the development hereby permitted shall match in type, colour, and texture those of immediately adjacent existing farm barn buildings at Dedisham Farm.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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/24/0948
(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
Plans	LOCATION PLAN	2111011-SK-05 REV A	11.11.2022
Plans	MODULAR OPTION, TOTAL VOLUME OF THE TANK	W-1708-22	14.10.2022
Plans	MODULAR OPTION, DETAIL	W-1708-22	14.10.2022
Plans	SITE APPRAISAL PLAN	31259 LN-LP-104 REV A	14.10.2022
Plans	SITE CONTEXT PLAN	31259 LN-101 REV A	14.10.2022
Plans	TOPOGRAPHY PLAN	31259 LN-LP-102	14.10.2022
Plans	LANDSCAPE CHARACTER PLAN	31259 LN-LP-103 REV A	14.10.2022
Plans	Layout plan	ST-23630-01	21.06.2024
Plans	ELEVATIONS	ST-23630-02 REV 1	27.06.2024
Plans	FLOOR PLAN	ST-23630-03	21.06.2024
Supporting Docs	Land at Dedisham Farm - Rainwater Harvesting Scheme: Landscape & Visual Impact Assessment (LIVA) Ref: 31259/A5/DW Date: October 2022 Status: FINAL		14.10.2022

DELEGATED

Case Officer sign/initial Adrian Smith Date: 24/07/2024

Authorising Officer sign/initial J Hawkes Date: 01.08.2024