Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0103
Rosewood Barn, Two Mile Ash Road, Barns Green, West Sussex, RH13 0PF,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3, 4, 5, 6, 7 and 8 to approved application DC/21/2323

RELEVANT PLANNING HISTORY:

DC/21/2323 Conversion of barn to form a three bedroom dwellinghouse. Application Permitted on 17.03.2023

PLANNING ASSESSMENT

Planning Application DC/21/2323 was granted consent on 17.08.2023. This permission was for the following:

Conversion of barn to form a three bedroom dwellinghouse

Consent is sought to discharge the details reserved by conditions 3, 4, 5, 6, 7, and 8.

Condition 3:

Pre-Commencement Condition*: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Following initial concerns from the Council's Drainage Engineer, the Applicant has submitted a Drainage Strategy Sheet 1 of 2 reference 101 Rev PL4, Drainage Strategy Sheet 2 of 2 reference 102 Rev PL1, and a Foul and Surface Water Drainage Strategy Report by cgs civils reference C3089 Rev P4 dated 29.10.2024. Flow details have also been submitted.

The Council's Drainage Engineer has now confirmed that these details are acceptable, and it is considered that the submitted details are acceptable. It is however advised that an Ordinary Watercourse Consent may be required from West Sussex County Council and an Environmental Permit may be required from the Environment Agency. Informatives are attached to this effect.

Condition 4:

Pre-Commencement Condition*: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:*

(a) A preliminary risk assessment which has identified:

- all previous uses

- potential contaminants associated with those uses

- a conceptual model of the site indicating sources, pathways and receptors

- potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Preliminary Contamination Risk Assessment reference 600/NJA/RosewoodBarn/PCRA dated May 2023 by Environmental Assessment Services Ltd. This outlines that potential contamination risks associated with agricultural fields are generally low, and use and storage of fuels and additives and possible burning of waste may have occurred within the farmyard, but it is not considered likely that contamination from the farmyard would have affected the site. Potential contamination risks associated with current land use is limited to the storage of small quantities of fuel for the tractor/mower. However, it is noted that this is stored within the barn which has a concrete floor in good condition. Overall, potential contamination risks at the site are considered to be minimal, and no further intrusive site investigation is indicated in this case.

Following consultation with the Environmental Health Officer, it is considered that the significant sources of contamination on the site have been adequately assessed and the details submitted are acceptable. The requirements of the condition have therefore been satisfied.

Condition 5:

Pre-Commencement Condition*: No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

a) Purpose and conservation objectives for the proposed enhancement measures;

b) detailed designs to achieve stated objectives;

c) locations of proposed enhancement measures by appropriate maps and plans;

d) persons responsible for implementing the enhancement measures;

e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

The Applicant has submitted an Ecological Enhancement Plan Issue 1.2 by Arbtech Consulting Ltd dated 02.05.2024. This details that enhancement measures would be provided through soft landscaping and

species specific features, including 2no. bat boxes and 2no. bird boxes, with wildlife friendly lighting also proposed. Appendix 3 of the document details the proposed position of the bird and bat boxes.

Following consultation with the Council's Ecologist, the details submitted are considered acceptable. The requirements of the condition have therefore been satisfied.

Condition 6:

***Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.*

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Proposed Discharge of Planning Conditions Plan reference 1304/15 referring to the proposed materials. These are as follows:

- External Walls – existing horizontal timber cladding remain in place and repaired as required
- Roof – existing red clay peg roof tiles to remain in place
- Brickwork Base – existing red/brindle brick base to remain in place
- External Doors – aluminium powder coated black double glazed units
- Windows – aluminium powder coated black double glazed units

These materials are considered to appropriate reflect and relate sympathetically to the character of the rural building. The requirements of the condition have therefore been satisfied.

Condition 7:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*
- *Details of all boundary treatments*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. 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).

The Applicant has submitted a Proposed Site Layout Plan reference 1304/17. This outlines that the driveway would be laid to gravel with granite setts to the roadside, with all existing trees and planting retained. These details are considered acceptable and the requirements of the condition have been satisfied.

Condition 8:

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until details of the parking, turning and access facilities for the dwelling, including upgrading the surfacing of the access point, has been submitted to and approved by the Local Planning Authority in writing. The dwelling shall not be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall thereafter be retained as such.*

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Proposed Site Layout Plan reference 1304/17. This shows the drive and area of hardstanding to the south and east of the building. This provides for parking and a turning area.

Following consultation with WSCC Highways, these details are considered acceptable, and the requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT
The Applicant is advised that an Ordinary Watercourse Consent (OWC) may be required from the Lead Local Flood Authority. It is advised to contact West Sussex County Council directly to confirm whether a OWC is required.

NOTE TO APPLICANT
The Applicant is advised that an Environmental Permit may be required to consent to discharges to surface water from treatment of sewerage. It is advised to contact the Environment Agency directly to confirm this.

Plans list for: DISC/24/0103
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Layout plan	Proposed Site Layout Plan	1304/17	09.05.2024
Details plan	Proposed Discharge of Planning Conditions	1304/15	09.05.2024
Supporting Docs	Ecological Enhancement Plan by Arbtech Consulting Ltd dated 02.05.2024	Issue 1.2	09.05.2024
Supporting Docs	Preliminary Contamination Risk Assessment by Environmental Assessment Services Ltd dated May 2023	600/NJA/RosewoodBarn/PCRA	09.05.2024
Supporting Docs	Foul and Surface Water Drainage Strategy Report by cgs civils dated 29.10.2024	C3089 Rev -P4	29.10.2024
Supporting Docs	Flow Rates	C3089 Flow	29.10.2024
Supporting Docs	Sections	C3089 Flow	29.10.2024
Details plan	Drainage Strategy Sheet 1 of 2	101 Rev PL4	29.10.2024
Details plan	Drainage Strategy Sheet 2 of 2	102 Rev PL1	10.10.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 13.11.2024

Authorising Officer sign/initial Guy Everest Date: 14.11.2024