Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1880
Terrys Cross Farm, Horn Lane, Woodmancote, West Sussex,

DESCRIPTION:

Prior notification for the erection of an agricultural barn.

RELEVANT PLANNING HISTORY:

DC/14/2289	Portal frame agricultural building clad in olive (roof) a grey (walls) plastic coated pressed steel sheeting	Prior Approval Not Required on 25.11.2014
DC/14/0685	Extension to form covered loading bay with doors (Lawful Development Certificate - Proposed)	Application Permitted on 29.07.2014
DC/12/0690	Change of use of the premises from storage and distribution of aircraft spares to B1 (Office, Research and Development)/B8 (Storage and Distribution) (Paygate Ltd, Units 1 and 2, Terrys Cross Farm)	Application Permitted on 24.05.2012
DC/08/2146	Extension to existing premises	Application Permitted on 06.05.2009

RELEVANT PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015
Schedule 2, Part 6, Class A - agricultural development on units of 5 hectares or more

REPRESENTATIONS AND CONSULTATIONS RESPONSES

None

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 main issue is whether prior approval is required for the proposed development under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order

2015. Class A of Part 6 Schedule 2 of the Town and Country (General Permitted Development) Order 2015 relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

The application site lies outside of any built-up area, within a countryside location to the west of Woodmancote. The location of the proposed barn would be to the west of Horn Lane, adjacent to, and to the west of, an existing agricultural barn building permitted under DC/14/2289. The site has an existing access from the highway.

The agricultural unit consists of 27.5 hectares with the land having been used for agricultural purposes for in excess of 40 years, currently a mixed arable production of wheat, oats etc and rare breed sheep and pigs. The details submitted state that the new proposed barn is for the storage of grain, feed, seed, tractors, agricultural implements, machinery and spare parts and is to replicate the dimensions of the adjacent existing barn. The proposed west and east elevations are to measure 30 metres, north and south elevations to measure 15 metres. Dual pitched roof is to have a ridge height 6 metres, eaves height 4.5 metres. Materials for walls and roof are to be in the form of plastic coated steel panels. Grey colour for walls and olive green colour for roof.

It is considered that on the basis of the available information that the development would be reasonably necessary for the purposes of agriculture. Further, the proposal would not conflict with any limitations set out in Part 6, A.1 (and it is noted that previously approved development, under Part 6, on the site accords with the measurement of floorspace as set out under D.1(2)(a)).

The Council is required to consider whether its prior approval is required in respect of the siting, design and external appearance of the building.

The location of the proposed barn would be adjacent to the similar sized agricultural barn permitted under ref. DC/14/2289. In appearance, the proposed barn is rectangular in shape and is to reflect other steel frame agricultural buildings in the area, being external steel box profile sheet cladding to the walls and a pitch roof. In dimensions and materials, it would approximately match an adjacent agricultural building.

The building would be sited in close proximity to existing built form on the wider site with established vegetation at the boundaries to the highway providing additional screening.

The barn has a simple functional design reflecting a modern agricultural building and will be used for the storage of grain, feed, seed, tractors, agricultural implements, machinery and spare parts associated with the farming enterprise. It would not be of an unexpected design or external appearance in this location, with the form and appearance appropriate to the intended use.

The siting, design, and appearance of the building is considered to reflect the rural context of the surroundings, with the building positioned in a location which would have an acceptable visual impact. It is noted that the building will not be sited near to the site boundary and it is not considered that the siting would have an adverse impact on any neighbouring residential privacy or amenity given the nature of the surrounding development, the distance to nearest neighbouring property (in excess of 60m to the opposite east side of the highway) and the mature landscaping forming the site boundary. On this basis, it is considered that prior approval is not required for the siting, design or external appearance of the building.

Recommendation: Prior Approval Not Required

NOTE TO APPLICANT
The site lies within the Sussex North Water Supply Zone where Natural England has advised that water extraction cannot be concluded as having no adverse effect on the integrity of the Arun Valley Special Area Conservation (SAC), the Arun Valley Special protection Area (SPA) and the Arun Valley Ramsar Site.

It is a condition of Permitted Development (Article 3(1) of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended) that development likely to have a significant effect on a European Site "must not be begun" until an application has been made to Natural England for its opinion as to whether the development is likely to have a relevant effect. For further information on this process see Regulations 75 to 77 of the Conservation of Habitats and Species Regulations 2017 (General Development Orders), and the following link: -

https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/regulation-77-conservation-of-habitats-and-species-regulations

The Applicant is advised that any development commenced without compliance with Regulation 75 of the Conservation of Habitats and Species Regulations 2017.

NOTE TO APPLICANT – GREAT CRESTED NEWTS
The application site is within a red Impact Risk Zone for Great Crested Newts as modelled by district licence mapping. Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Development taking place under the Town & Country Planning (General Permitted Development) (England) Order 2015 does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

Plans list for: DC/24/1880
(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
Location plan	Location Plan	DEG/024/001 (A)	04.12.2024
Elevation plan	Elevations	DEG/024/002	04.12.2024
Site plan	Location Plan	DEG/024/001	04.12.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 23.12.2024

Authorising Officer sign/initial Tamara Dale Date: 27.12.2024