Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0294
Ransoms, Station Road, Pulborough, West Sussex,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 11, 15 and 16 to approved application DC/22/1059

RELEVANT PLANNING HISTORY:

DC/22/1059	Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.	Application Permitted on 19.04.2024

PLANNING ASSESSMENT
Planning Application DC/22/1059 was granted consent on 19.04.2024. This permission was for the following:
Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.

Consent is sought to discharge the details reserved by conditions 11, 15 and 16.

Condition 11:
Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.

Reason: To provide electric vehicle car charging space for the use in accordance with Policies 35 and 41 of the Horsham District Planning Framework (2015) and the WSCC Parking Standards (2019).

The submitted plan shows the provision of 5 x single EV charge points across the rear parking area, which will allow all spaces to be served, although charging capacity would be limited to one vehicle at a time, given the EV pod specifications provided (Ohme universal EV charger at 7.4kW).

The requirements of the condition have been satisfied, as the provision ensures that all spaces within the development have access to an EV charge point - as per drawing J003691-DD-10 rev H - As Proposed Site Plan with Ground Floor Plan (received 26/11/2024).

Condition 15:
Pre-Occupation Condition: Notwithstanding the details submitted (Apartment Block - Cycle & Bin Storage Details A(21)001, rec'd 27.06.2023) , no part of the development hereby permitted shall be occupied until details for the provision for the storage of refuse and recycling facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided prior to occupation of the development hereby permitted and thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Officers note from the original site photos and survey details that the front stone wall has a height of around 1m. As part of the approved application details, only indicative landscape details were provided as part of the site plan / ground floor plan. A planning condition was added to the consent to require details of the hard and soft landscaping to the site (Cond 14). To date, these details have not been provided, against which the submitted details can be assessed. However, officers note that these details will be required to be discharged at the relevant time.

Revised details (received 05.02.2025) confirm the stone wall height is 1.218m in height at the location of the bin store, with the drawings stating that the bins would not be visible above the wall, and that vertical planting would be added to provide screening. The proposed bin store is to be a timber enclosure, gated along the western side. The timber bin enclosure would be some 6m wide, split into 4 bays, each around 1.5m wide. The enclosure would be around 1.2m deep, which have been sized to accommodate a Eurobin.

The bin capacity has been calculated thus:
- Residual: 8no x 180 litre capacity = 1,440 litre (2no 1,100 litre bins)
- Recycle: 8no x 240 litre capacity = 1,920 litre (2no 1,100 litre bins)

The proposed location within the site is somewhat constrained by way of the available space within the site and the accessibility / pull distance (25m) from the public highway and the collection point at Swan Corner. However, officers recognise that the location of the bin store is highly visible in terms of the public realm and the setting of the listed buildings adjacent to the site and the conservation area. The presence of the bin store, given the site constraints, is inevitable in this instance, but could be further mitigated by a well designed and complimentary landscape scheme

The requirements of the condition have been satisfied, with officers noting that a robust and mitigating landscape scheme will need to be secured under Condition 14.

Condition 16:
Pre-Occupation Condition: Notwithstanding the details submitted (Apartment Block - Cycle & Bin Storage Details A(21)001, rec'd 27.06.2023), no part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles, and in the interests of visual amenity in accordance with Policies 33, 34 and 40 of the Horsham District Planning Framework (2015).

The revised details show a timber cycle store, some 1.8m deep x 2.5m wide and around 2m high to the front, served inside by a 'semi-vertical' rack accommodating 8 cycles. The details show the cycle store is fully enclosed and secured. Given the limitations of the site around suitable space within which a bike shelter can be accommodated, the use of the semi-vertical stands is noted to provide a reduced depth of the enclosing structure, thus making better use of the available communal land within the site. it is shown positioned against the retaining wall to the rear car-park, providing landscaping opportunities around it. The revised location of the shelter is considered to be acceptable now.

The requirements of the condition have now been satisfied - as per drawing J003691-DD-10 rev H - As Proposed Site Plan with Ground Floor Plan (received 05/02/2025).

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/24/0294
(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	As Proposed Site Plan with Ground Floor Plan (showing cycle store)	J003691-DD-10 H	05.02.2025
Elevation plan	As Existing / As Proposed Street Scene Elevation	J003691-DD-19 A	05.02.2025
Plans	Proposed Bin & Bike Store	BIN-24-A	26.11.2024
Site plan	Proposed Site Plan with Ground Floor Plan (showing EV chargers)	J003691-DD-10 H	26.11.2024
Supporting Docs	EV Charger Data Sheet		26.11.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 28.02.2025

Authorising Officer sign/initial Adrian Smith Date: 28/02/2025