Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0903
Field Farm, Sands Lane, Dial Post, West Sussex,

DESCRIPTION:
Prior Notification for the erection of a steel portal frame livestock building with solar panels to provide 2No straw bedded cattle yards with a central feed passage.

RELEVANT PLANNING HISTORY:

DC/21/0935	Prior Notification for the construction of a steel-framed agricultural building comprising of two bays and machinery storage space.	Prior Approval Not Required on 21.05.2021
DC/19/0306	Prior notification for the erection of a proposed agricultural barn	Prior Approval Not Required on 07.03.2019
DC/24/0494	Prior notification for a steel portal frame livestock building to provide two straw bedded cattle yards with a central feed passage	Prior Approval Not Required on 25.04.2024

SITE AND SURROUNDINGS:
The application site comprises an agricultural unit of approximately 133 hectares, located to the east of the A24, in the Parish of West Grinstead. The site is accessed via an existing tree-lined track, with the wider surroundings characterised by agricultural fields.

DETAILED DESCRIPTION:
This notification is under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and seeks a determination as to whether the prior approval of the Council is required in respect of the siting, design and appearance of the proposed barn.

The barn would be approximately 33metres in length, 30metres in width with cattle yards on either side of a central feed passage. The central passage would be approximately 4 metres in width. The height to the ridge of the building would be approximately 8.24metres, with an eaves height of 4metres.

The roof will comprise of grey fibre cement sheets, with roof lights running the full length of the roof (10 either side). The external materials of the building will be concrete panel and timber boarding. The barn would incorporate two 4m x 1.2m livestock gates on the north and south elevations either side of the 4m open feed passage.

RELEVANT PLANNING POLICIES
National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 26 - Strategic Policy: Countryside Protection
Policy 33 - Development Principles
Policy 38 - Strategic Policy: Flooding

Policy 41 - Parking

REPRESENTATIONS AND CONSULTATIONS RESPONSES
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 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. This Class relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

Permitted development

Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to *"the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –*

(a) works for the erection, extension or alteration of a building; or
(b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit."

The permitted development right is subject of a number of provisions and conditions. There is no apparent conflict with A.1 (a) through (k).

Paragraph D.1(2)(a) states that "an area "calculated as described in paragraph D.1(2)(a) *"comprises the ground area which would be covered by the proposed development, together with the ground area of any building (other than a dwelling), or any structure, works, plant, machinery, ponds or tanks within the same unit which are being provided or have been provided within the preceding 2 years and any part of which would be within 90 metres of the proposed development".*

The proposed development would measure to a total floor area of 990sqm and would be located within 15m of two existing buildings which underwent the prior notification process in 2019 and 2021. On the basis of the available information these buildings were erected more than 2 years previous, and accordingly the current scheme would not exceed the relevant floorspace limitation.

The submission sets out that the existing buildings on the holding are used throughout the year and cannot be used to house additional livestock, which is the intention for the proposed building. In this instance it is considered reasonable that the keeping of livestock would require a barn of a differing design to that which exists on the site, together with separation from the storage of feed, grains and machinery. On the basis of the information provided, it is considered that the proposed agricultural building is reasonably necessary for the agricultural business.

Siting, Design, and Appearance

Article A.2(2)(a)(i) of Class A Part 6 of Schedule 2 of the GPDO imposes a condition on permitted development to determine whether prior approval is required for the siting, design and external appearance.

The scale of the proposed barn represents a large addition to the site but would be clustered with existing built form on the holding and would not appear isolated or detached. The siting is therefore considered acceptable. The design and external appearance is what would be expected for an agricultural building and taking into account the specific nature of the intended use. The materials are similarly considered acceptable.

Conclusion

The proposed structure is considered to be reasonably necessary for the purposes of agricultural. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons it is recommended that Prior Approval is Not Required.

Recommendation: Prior Approval Not Required

Plans list for: DC/24/0903
(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		NONE	13.06.2024
Site plan		NONE	13.06.2024
Elevation plan	South, as proposed	012 REV P5	13.06.2024
Elevation plan	North, as proposed	014 REV P5	13.06.2024
Elevation plan	Front, as proposed	013 REV P5	13.06.2024
Elevation plan	Rear, as proposed	015 REV P5	13.06.2024
Roof plan	As proposed	011 REV P4	13.06.2024
Floor plan	As proposed	010 REV P3	13.06.2024
Supporting Statement	Agent Cover Letter	NONE	13.06.2024
Supporting Statement	Agricultural Appraisal	NONE	13.06.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 05.07.2024

Authorising Officer sign/initial Guy Everest Date: 11.07.2024