Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0217
Milestones, Stane Street, Slinfold, Horsham, West Sussex, RH13 0RE

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3,4,5,6,7 and 8 to approved application DC/21/2818

RELEVANT PLANNING HISTORY:

DC/20/1765	Construction of rural workers accommodation in association with the equestrian and residential property at Millstones.	Application Permitted on 19.03.2021.
DISC/21/0199	Approval of details reserved by conditions 3 and 4 to approved application DC/20/1765.	Application Permitted on 20.12.2021.
DC/21/2818	Variation of Condition 1 of previously approved application DC/20/1765 (Construction of rural workers accommodation in association with the equestrian and residential property at Millstones) to allow for amendments to the roof design, to be changed from hip end to gable end.	Application Permitted on 21.10.2022.

PLANNING ASSESSMENT

Planning Application DC/21/2818 was granted consent on 21.10.2022. This permission was for the following:

Variation of Condition 1 of previously approved application DC/20/1765 (Construction of rural workers accommodation in association with the equestrian and residential property at Millstones) to allow for amendments to the roof design, to be changed from hip end to gable end.

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

Condition 3:

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved drawing number DWG No. 1593/19/P/01B. The car parking spaces permitted shall thereafter be retained as such for their designated use.*

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The above condition is not required to be discharged as it requires accordance with the stated drawing number. This has been demonstrated and is accepted.

Condition 4:

Pre-Occupation Condition*: No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been constructed and made available for use in accordance with*

approved drawing number DWG No. 1593/19/P/01B. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The above condition is not required to be discharged as it requires accordance with the stated drawing number.

Condition 5:

***Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection has been provided to the premises.*

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

The above condition is not required to be discharged as it requires accordance with the stated action.

Condition 6:

***Pre-Occupation Condition**: No part of the development hereby permitted shall occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.*

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

The above condition is not required to be discharged as it requires accordance with the stated action.

Condition 7:

***Pre-Occupation Condition**: No part of the development hereby permitted shall 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).

Documents have been provided to support the provision of superfast broadband, with speed surveys and invoice.

Condition 8:

***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 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 planning statement states that no additional landscaping will be carried out other than the existing 3 large Oak trees located to the south of the property. The requirements of the condition have been satisfied.

Other Matters

Additional information received from the agent indicated that hard/soft landscaping works were undertaken outside of the development site. Further planning permission is required for these works, as this falls outside of the current DISC application.

Recommendation: Application Permitted

NOTE TO APPLICANT
The Applicant is advised that conditions 3, 4, 5, and 6 require the development to be built in accordance with approved plans and documents. There is no requirement to formally discharge these conditions.

NOTE TO APPLICANT
The Applicant is advised that this application relates solely to the works undertaken within the development site, as defined by the red line shown on the approved Location Plan. The landscaping works and extension to the residential curtilage, as evident on site, requires planning permission. It is advised to submit a Full Planning application to address these matters.

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/24/0217
(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
Supporting Docs	Broadband Statement		26.08.2024
Supporting Docs	Broadband Speed Test Results		26.08.2024
Photos	Car Park 1 Photo		26.08.2024
Photos	Car Park 2 Photo		26.08.2024
Photos	Charge Point Photo		26.08.2024
Photos	Cycle Storage Photo		26.08.2024
Photos	Recycle Photo		26.08.2024

Supporting Statement	Planning Statement		26.08.2024
Photos	EV Charging Point		18.11.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 18.11.2024

Authorising Officer sign/initial Tamara Dale Date: 19.11.2024