Horsham District Council

Park House
North Street
Horsham
West Sussex
RH12 1RL

Telephone
(0403) 264191

APPLICATION NO. CF/22/92

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988.

A W Rogers
6 New Rd
Tanyard La
Steyning
W Sussex

On behalf of: Delspride Produce

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the following development, that is to say:-

EXTENSION TO & CONVERSION OF BUILDING INTO DWELLING

DELSPRIDE WESTRIDGE FARM KENT ST COWFOLD

to be carried out in accordance with your application and plan No. CF/22/92 (as modified by the undermentioned conditions, if any) submitted to the Council on 10/07/92 and subject to compliance with the conditions specified hereunder.

M.J. Bate

DIRECTOR OF PLANNING AND LAW. DATE 16/04/93

01 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

02 No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls and roofs of the proposed building(s) have been submitted to and approved by the Local Planning Authority.

Reason: 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.

03 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their

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protection in the course of development.

All planting,seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become 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: In the interests of amenity and of the environment of the development.

04 The occupation of the dwelling shall be limited to a person solely employed or, retired and last employed in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry (including any dependants of such a person residing with him or her) or a widow or widower of such a person.

Reason: The site lies in an area where, in accordance with the policies in the Structure Plan development unrelated to the essential needs of agriculture or forestry would not normally be permitted.

05 The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained.

06 The dwelling(s) hereby permitted shall not be occupied until the drainage works have been completed in accordance with the submitted plans.

Reason: To ensure that the development is satisfactorily drained.

07 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or Orders amending or revoking and re-enacting the same, the building(s) shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In the interests of visual amenity and to comply with this Council's policy regarding the conversion of buildings in the countryside.

08 No development shall take place until details of screen walls

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and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity.

N.B. IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ENCLOSED WITH THIS FORM. Your copy of the application determined as above is returned herewith for your records.