Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0040
Brighthams Farm, Bines Road, Partridge Green, West Sussex,

DESCRIPTION:
Approval of details reserved by Condition 11 to approved application DC/23/1653

RELEVANT PLANNING HISTORY:

DC/23/1653	Removal of Condition 14 of previously approved application DC/18/1063 (Creation of slurry lagoon incorporating the importation of material) Relating to retention of access track for agricultural use.	Application Permitted on 05.12.2023

PLANNING ASSESSMENT
Planning Application DC/23/1653 was granted consent on 05/12/2023. This permission was for the following:
Removal of Condition 14 of previously approved application DC/18/1063 (Creation of slurry lagoon incorporating the importation of material) Relating to retention of access track for agricultural use.

Consent is sought to discharge the details reserved by condition 11.

Condition 11:
Pre-Completion Condition: Within 3 months of the date of this permission, 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; and
- Details of all fencing
The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first use of the slurry lagoon.
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 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 submitted details show a new hedgerow planted alongside the southern side of the access track across the field, comprising:
- native, mixed species, measuring 40-60cm in height and planted in a double row staggered pattern at a population of 5 plants/ metre

Officers note that whips are up to 60cm in height. No fencing is proposed, whilst the surface is formed from crushed hardcore material as already installed.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT
It is strongly encouraged to use a biodegradable / compostable spiral guard for the hedgerow whips.

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/24/0040
(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	260-27-020 REV A	18.03.2024
Section plan	Photos, as existing	260-27-030	18.03.2024
Supporting Statement	Agent Cover letter	NONE	18.03.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 05/04/2024

Authorising Officer sign/initial Adrian Smith Date: 09/04/2024