Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0044
Pine Cottage, Forest Road, Colgate, Horsham, West Sussex, RH12 4SZ

DESCRIPTION:
Application for approval of details reserved by condition 2 on previously approved application DC/23/1704

RELEVANT PLANNING HISTORY:

DC/23/1704	Erection of open barn (Retrospective)	Application Permitted on 22.12.2023

PLANNING ASSESSMENT

Planning Application DC/23/1704 was granted consent on 22.12.2023. This permission was for the following:

Erection of open barn (Retrospective).

Consent is sought to discharge the details reserved by condition 2: -

Regulatory Condition: *Within 3 months of the date of the permission hereby granted, a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

In response to the above condition the applicant has provided the following documents:

- Elevation Plans – received 18.03.2024.
- Block Plan – received 18.03.2024.
- Bat Box Specifications – received 18.03.2024.

The submitted details have been reviewed by the Case Officer and the Council's Ecological Consultant at Place Services, East Sussex County Council, and it has been concluded that the submitted statement is acceptable. In regard to the applicant's question on the locations of the bat boxes: the Ecological Consultant advises *'that bat box 2 is not erected on the barn as it will be too low. This is because bat boxes need to be at least 3m from the ground to avoid predation by cats. There may be a nearby tree where Bat box 2 could be erected at a suitable height. We recommend that bat boxes 1 and 2 are erected on the outside of the barn'*. As such, it is considered, that details submitted pursuant to Condition 2 are acceptable.

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/24/0044

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Materials	Bat box	NONE	18.03.2024
Materials	Bat box	NONE	18.03.2024
Block plan		NONE	18.03.2024
Elevation plan		NONE	18.03.2024
Elevation plan		NONE	18.03.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 28.05.2024

Authorising Officer sign/initial RHERMITAGE Date: 28.05.2024