Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0204
Woodmans Farm, London Road, Ashington, West Sussex,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 2, 3, 4, 5, 7, 8, and 9 to approved application DC/22/0695

RELEVANT PLANNING HISTORY:

DC/22/0695	Change of use of barn (Stables/Equestrian) to sui generis to form new game processing workshop.	Application Permitted on 07.06.2024

REPRESENTATIONS

- Disparity between vehicles using the lane and those associated with Chanctonbury Game
- Failure to comply with the conditions
- Insufficient information
- Seeking to remove the conditions
- Noise far greater than suggested

PLANNING ASSESSMENT

Planning Application DC/22/0695 was granted consent on 07.06.2024. This permission was for the following:

Change of use of barn (Stables/Equestrian) to sui generis to form new game processing workshop.

Consent is sought to discharge the details reserved by conditions 2, 3, 4, 5, 7, 8, and 9.

Condition 2:

Regulatory Condition*: Within 3 months of the date of this permission, a drainage strategy detailing the proposed means of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed within 1 month of the date of approval of these details.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

The Applicant has confirmed that the existing foul and surface water drainage serving the former stable building is utilised by the development. Appendix B within the Discharge of Planning Conditions document dated 24.06.2024 confirms the location of these connections. The comments received from the Council's Drainage consultant are noted. However, Officers consider that the drainage connections as presented as sufficient.

These details are considered acceptable, and the requirements of the condition have been satisfied.

Condition 3:

Regulatory Condition*: Within 3 months of the date of this permission, a Waste Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to, the location and storage of waste prior to collection, the location of waste on day of collection, and measures to control and minimise odour from waste at the site. The Waste Management Plan shall be implemented within 1 month of approval of these details and complied with thereafter for the duration of the use.*

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Polices 33 and 40 of the Horsham District Planning Framework (2015).

The Applicant has confirmed that all waste is taken by approved waste carriers dependent upon the type of waste. The waste carriers, days and hours of collection, size of vehicles and waste management of the bins is detailed within the Discharge of Planning Conditions document dated 24.06.2024 and a separate Waste Management document received on 04.09.2024.

These details are considered acceptable, and the requirements of the condition have been satisfied.

Condition 4:

Regulatory Condition*: Within 3 months of the date of this permission, a scheme for sound attenuation against external noise from the externally located plant shall be submitted to and approved by the Local Planning Authority. The scheme shall have regard to the recommendations set out in the submitted Noise Assessment reference J3550 Issue 1 by Acoustic Associates Sussex Ltd. The approved sound attenuation works shall be completed within 1 month of the details being approved and shall be retained thereafter.*

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Discharge of Planning Conditions document dated 24.06.2024 outlines that the recommended upgrades to the enclosures around the condenser units. The document includes photos of the fitted enclosures.

The details are considered acceptable, and the requirements of the condition have been satisfied.

Condition 5:

Regulation Condition*: Within 3 months of the date of this permission, a Delivery, Collection and Service Management Plan, which includes details of the types of vehicles, how deliveries and collections will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries and collections shall thereafter be carried out in accordance with the approved plan.*

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with Polices 33 and 40 of the Horsham District Planning Framework (2015).

The Discharge of Planning Conditions document dated 24.06.2024 outlines the delivery and collection companies and the spread of deliveries across the day/week/month. The Applicant has outlined that due to the nature of the business, it is not possible to provide exact delivery/collection schedules as this depends upon availability and outside sources. The condition does not require exact delivery and collection hours to be provided, and it is considered that the requirements of the condition have been satisfied.

Condition 7:

Regulatory Condition*: Within 3 months of the date of this permission, a scheme for the provision of electrical vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed within 1 month of the date of approval of these details 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 (2020).

The Discharge of Planning Conditions document dated 24.06.2024 outlines that an Gearzaar Model Type 2 32 amp 5 metre 7kw charger unit has been installed. A photograph of this in situ has been provided.

These details are considered acceptable, and the requirements of the condition have been satisfied.

Condition 8:

Regulatory Condition*: Within 3 months of the date of this permission, details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development shall be submitted to and approved in writing by the Local Planning Authority. Within 1 month of the approval of these details, the approved cycle parking facilities shall be fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.*

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 Discharge of Planning Conditions document dated 24.06.2024 states that a cycle rack has been provided, with a photograph of this in situ also provided.

The details are considered acceptable, and the requirements of the condition have been satisfied.

Condition 9:

Regulatory Condition*: Within 3 months of the works to upgrade the external plant enclosures being completed, a Noise Assessment shall be submitted and approved in writing by the Local Planning Authority which demonstrates the plant noise levels for night time operation have been reduced by at least 3dB(A). The assessment shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice and shall include full spectrum analysis to confirm that there is no tonality or other acoustically distinctive features present in the noise. Any additional steps required to mitigate noise shall be detailed and implemented, as necessary in accordance with a timetable submitted with the Assessment. The details as approved shall thereafter be permanently retained.*

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Noise Verification Report by Acoustic South East dated 05.09.2024. This Report confirms that the sound attenuation measures have achieved the noise reduction required.

The details are considered acceptable, and the requirements of the condition have been satisfied.

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/24/0204
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Discharge of Planning Conditions	NONE	07.08.2024
Supporting Docs	Waste Management Details	NONE	04.09.2024
Supporting Docs	Discharge of Condition 4 of DC/22/0695 by Acoustic South East dated 05.09.2024	J3550 Issue 1	05.09.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 08.10.2024

Authorising Officer sign/initial RHERMITAGE Date: 08.10.2024