Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0276
Southlands Farm, Southlands Lane, West Chiltington, West Sussex, RH20 2JU

DESCRIPTION:

Variation of conditions 5 and 6 of previously approved application reference DC/19/0121 (Change of use of existing barns to form a wedding venue with ancillary facilities, erection of a bar, and the replacement of a lean-to structure) to allow for a wider range of events to be held over a longer season.

RELEVANT PLANNING HISTORY:

DC/19/0121	Change of use of existing barns to form a wedding venue with ancillary facilities, erection of a bar, and the replacement of a lean to structure (Full Application)	Application Permitted on 15.08.2019
DISC/19/0312	Approval of details reserved by conditions 4 and 13 on DC/19/0121	Application Permitted on 15.11.2022
DC/19/0122	Alterations to facilitate the change of use of existing barns to form a wedding venue with ancillary facilities, erection of a bar, and the replacement of a lean to structure (Listed Building Consent)	Application Permitted on 21.06.2019
DC/20/0855	Proposed installation of upgraded insulation and physical alterations to improve the acoustic performance of the building. Retention of decking, steps and a balustrade. (Part Retrospective) (Full Planning)	Application Permitted on 11.12.2020
DC/20/0856	Proposed installation of upgraded insulation and physical alterations to improve the acoustic performance of the building. Retention of decking, steps and a balustrade. (Part Retrospective) (Listed Building Consent)	Application Permitted on 11.12.2020
DC/21/2535	Change of use of an agricultural building to form additional event space.	Application Permitted on 16.06.2022
DC/25/0277	Removal of Condition 3 and 4 of previously approved application DC/21/2535 (Change of use of an agricultural building to form additional event space) to allow for a wider range of events to be held over a longer season.	Pending Consideration

DESCRIPTION OF THE SITE

The application site is positioned to the east of Southlands Lane, and is located outside of any defined built-up area boundary. The site therefore lies within the countryside in policy terms.

The barn forms part of a complex of rural buildings comprising Southlands Farm. The main farmhouse is a Grade II Listed Building, with the wider site also including 2no. residential dwellings both under the ownership of the Applicant.

DESCRIPTION OF THE APPLICATION

The application seeks to vary conditions 5 and 6 of planning approval reference DC/19/0121 to allow for the barn to be used for a wider array of events and for additional dates across the year.

Condition 5 of planning approval reference DC/19/0121 states:

*"**Regulatory Condition**: The use of the building hereby approved shall be as a wedding venue only and for no other purpose.*

Reason: In the interests of amenity of the countryside and neighbouring properties, and in accordance with Policies 10, 26, and 33 of the Horsham District Planning Framework (2015).”

Condition 6 of planning approval reference DC/19/0121 states:

*“**Regulatory Condition**: The use hereby permitted shall only be carried out between April and October each year, unless otherwise agreed by way of a formal application.*

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).”

It is proposed to vary condition 5 as follows:

“The use of the building hereby approved shall be used for the following events and for no other purpose unless otherwise agreed by way of a formal application:

Weddings

1. Weddings and receptions

Other Events:

2. Craft workshops

3. Markets

4. Wakes

5. Corporate meetings / training days

6. Milestone celebrations

7. Luncheons and dinners

8. Food and wine tasting evenings

No more than one event to take place each day limited to a maximum of 131 events per season.

It is proposed to vary condition 6 as follows:

“The use hereby permitted shall be carried out only between 31 March and 3 January, except for food and wine tasting events which shall additionally be carried out during the month of March.”

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 3 - Strategic Policy: Development Hierarchy
Policy 4 - Strategic Policy: Settlement Expansion
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 11 - Tourism and Cultural Facilities
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 34 - Cultural and Heritage Assets
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Policy 43 - Community Facilities, Leisure and Recreation

West Chiltington Parish Neighbourhood Plan:
Policy EH1 – Built Up Area Boundary (BUAB)
Policy EH3 – Green Infrastructure and Ecosystem Services
Policy GA2 – Footpath, Bridleways and Cycle Path Network
Policy GA3 – Parking and New Development
Policy EE1 – Supporting Existing Employment and Retail
Policy EE6 – Rural Buildings

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 2.9 years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 9: Water Neutrality
Strategic Policy 10: Flooding
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 18: Local Green Space
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Policy 21: Heritage Assets and Managing Change within the Historic Environment
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 27: Inclusive Communities, Health and Wellbeing
Policy 28: Community Facilities, Leisure and Recreation
Strategic Policy 29: New Employment
Strategic Policy 30: Enhancing Existing Employment
Policy 31: Rural Economic Development
Policy 32: Conversion of Agricultural and Rural Buildings to Commercial, Community and Residential Uses
Strategic Policy 34: Tourism Facilities and Visitor Accommodation

Supplementary Planning Guidance:
Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

West Chiltington Parish Design Statement

Planning Advice Notes:
Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

INTERNAL CONSULTATIONS

HDC Conservation: Comment

The proposal does not involve physical impact to the Listed Building.

HDC Environmental Health: Objection

For context it is important to note that the Environmental Health and Licencing Department at Horsham District Council have in the past received noise complaints in relation to wedding events at the premises with the allegation that since wedding events re-commenced in July 2021 local residents have experienced noise disturbance from loud music.

From reviewing section 3.2.2 of the above document, note that a number of uses are proposed as part of the proposed rewording of condition 5. Accept that the some of the events are likely to be low impact from a noise perspective. However, a number of the proposed events, milestone celebrations and luncheons/dinners for example, are likely to result in significant noise levels if accompanied by amplified music which, in the case of milestone celebrations, is likely to be the case.

Note the comment "The existing permission imposes no restrictions on the number of weddings that could be hosted over the 213 day season. The proposed variation to Condition 5 would reduce the number of events that could be hosted from 213 to 131." This comment is on the assumption that there is a wedding at the premises every day of the 213 day season, Environmental Health are not currently convinced that this is the case. Without knowing the current number of events amending the condition to allow 131 events could be allowing significantly more than there are currently.

Note that reference is made to the previously approved Noise Management Plan, sound checks etc which is welcomed. However, 131 events over the course of 9 months is, approximately and averaged out, 14 events a months which is not insignificant and if the events are weighted towards events where amplified music is present this is highly likely to have an impact on nearby residential amenity even with a robust Noise Management Plan being in place.

Environmental Health are not against the principle of some diversification beyond what is currently permitted and extending the time that the buildings subject to this application can currently be used. However, given the above, the low background noise levels in this part of the District and the fact that some of the proposed activities have the potential to have a significant impact on residential amenity rewording conditions 5 and 6 as proposed is not something that can be supported.

OUTSIDE AGENCIES

WSCC Highways: No Objection

The property is not large and there would be no concerns with access from the highway into the car park. An inspection of collision data provided to WSCC by Sussex Police from a period of last five years reveals no recorded incidents of personal injury near to the site. This suggests there are no existing concerns relating to road geometry or layout.

The Local Highway Authority do not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network.

Therefore, is not contrary to the NPPF paragraphs 114-117. There are no transport grounds to resist the proposal.

PUBLIC CONSULTATIONS:

Representations:

1 letter of Support has been received on the following grounds:

- Farm diversification
- Serves the community
- Business growth
- Does not encroach on housing, public highways, or other businesses within the village

1 letter of Objection has been received on the following grounds:

- Not enforceable and no way of controlling the extent to which further intensification of use takes place on the site
- Intensification of use
- Harm to local amenity
- Significant change in the level of activity
- Monitoring of conditions
- Increased traffic and environmental impacts
- New Noise Assessment required

Parish Comments:

West Chiltington Parish Council: Comment neither objecting or supporting

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

Principle of Development:

Policy 10 of the Horsham District Planning Framework (HDPF) states that sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle. Any development should be appropriate to the countryside location and must: contribute to the diverse and sustainable farming enterprises within the district or, in the case of other countryside-based enterprises and activities, contribute to the wider rural economy and/or promote recreation in, and the enjoyment or, the countryside; and either, be contained wherever possible within suitably located buildings which are appropriate for conversion.

Policy EE1 of the draft West Chiltington Neighbourhood Plan states that development proposals to upgrade or extend existing employment sites and retail units will be supported provided that the impact on the amenities of surrounding properties is acceptable. Policy EE6 continues that the re-use, conversion and adaptation of rural buildings for small business, recreation, or tourism purposes will be supported subject to: the building being structurally sound and capable of conversion without substantial re-construction; the use is appropriate to the rural location; the conversion/adaptation works respect the local character of the surrounding area and/or buildings; the use proposed will not have an adverse impact on any archaeological, architectural, historic, or environmental featuresl and the local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated on site.

Paragraph 85 of the NPPF states that planning decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 88 continues that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas; the development and diversification of agricultural and other land-based rural businesses; sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and community facilities. Paragraph 89 of the NPPF recognises that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances, it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads, and exploits any opportunities to make a location more sustainable.

The principle of a wedding venue at the site was established by planning permission DC/19/0121, and this is subject to a number of conditions. This planning approval established the principle of the site to be used as an event space, albeit restricted solely for use as a wedding venue.

The Planning Statement outlines that conditions 5 and 6 are sought to be varied in order to diversify the events offer. This would include hosting events such as markets, wakes, craft workshops, meetings, luncheons/dinners, food and wine tasting evenings, training days, and milestone celebrations. It is outlined that the variation to extend the season from 31 March to 03 January would enable additional events to be held up to and after Christmas and would enable staff to be retained and employed for a longer period. The Planning Statement suggests that the extended events and season would result in economic benefits to local suppliers and would improve amenities for local residents and tourists.
The proposed variations would wider the offer and experience within the District and would result in economic and public benefits in this regard. The proposal is therefore considered acceptable in principle, subject to all other material considerations

Residential Amenity:

Policy 32 of the HDPF states that development will be expected to provide an attractive, functional, accessible, safe, and adaptable environment that contributes a sense of place both in the buildings and spaces themselves. Policy 33 continues that development shall be required to ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land.

Paragraph 187 of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution. Paragraph 198 continues that planning decisions should ensure that new development is appropriate for its location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so, they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from development, and avoid noise giving rise to significant adverse impacts on health and quality of life. Paragraph 201 states that the focus of planning decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions.

The application seeks to vary conditions 3 and 4 of planning permission reference DC/21/2535 to extend the types of events held within the building, along with the dates of operation. The Planning Statement outlines that the number of events held across the extended period would be reduced, with amended condition 3 seeking to limit the number of events to no more than 131 across the season.

These conditions were imposed to control the activity at the site, particularly given the noise sensitive location and the proximity of neighbouring properties. The use of the Barn as a wedding venue was considered to create general noise and disturbance that would contribute to, and alter, the noise environment, as well as the character and ambience of the rural locality. It was therefore considered reasonable to impose restrictive conditions to provide some respite to the neighbouring occupiers

The current application seeks to vary conditions 5 and 6 to allow an extended array of events to be held, while also increasing the number of days the site would operate. The varied condition as suggested by the Applicant would however reduce the number of events to be held within the extended season from 213 to 131. The Planning Statement outlines that no more than one event would held per day, with these ranging from weddings to corporate days, craft workshops, markets, wakes, milestone celebrations, luncheons/dinners, and food and wine tasting evenings.

Following consultation with Environmental Health, it is recognised that concerns have been raised with regard to the extended range of events given the low background noise levels in the locality. Some of the proposed activities are considered to have the potential to have a significant impact on residential amenity.

While the concerns of Environmental Health are acknowledged, the proposed activities are considered no more intense or noisy than the wedding events currently held, where the conditions when read as a whole would offer appropriate mitigation and control. When considered cumulatively, over the period of months proposed and the number of events to be held over this time, it is not considered that the proposal would result in significant harm to the amenities of neighbouring properties and users of land through noise and disturbance.

It is recognised that an objection has been received regarding the likely increase in activity and the harm to local amenity. It is not considered that the variation of the conditions, which would broaden the range of activities permitted within the building and extend the period of which these are held, would result in a significant increase in the intensity or frequency of events at the site, with all conditions when read as a whole, considered reasonable and necessary to control noise from the site.

In addition, it is recognised that the adjacent building within the site benefits from planning permission for use as ancillary to the building subject of this application. A separate application is currently being considered to vary similar conditions on this permission. No variation is sought to alter the ancillary nature of the building, where both buildings would be used in conjunction. As such, the variation of the conditions would not result in the use of the buildings for separate or independent purposes, and it is not therefore considered that cumulatively the proposal would result in a significant increase in level of activity across the site.

For these reasons, it is not considered that the proposal would result in harm to the amenities or sensitivities of neighbouring properties or users of land, in accordance with the above policies.

Highways Impacts:

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

Policy GA1 of the Draft West Chiltington Parish Neighbourhood Plan states that development proposals that increase travel demand will be supported where they can be demonstrated that: they are located in places accessible to public and community transport or can impact the accessibility of the site to public and community transport; and they do not result in the loss of any existing footpaths or cycle paths. In addition, draft Policy GA3 states that proposals must provide adequate parking in accordance with the standards adopted at the time.

The site is accessed via an existing track which extends from the east of Southlands Lane. This access track also forms part of a Public Right of Way which crosses through the site and continues to the east. The site benefits from a dedicated parking area for up to 40 parking spaces.

The Planning Statement confirms that only one event would be held per day, where the 40 parking spaces have previously been considered appropriate for the number of attendees. It is not proposed to vary condition 9 of the planning approval which limits the number of attendees to no more than 100. On this basis, it is considered that sufficient parking would be provided for the intended use of the site.

Following consultation with WSCC Highways, there are no concerns with regard access from the highway into the car park. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded incidents of personal injury near to the site. This suggests that there are no existing concerns relating to road geometry or layout. The Local Highways Authority do not therefore consider that the proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network.

When considered cumulatively with the use and function of the adjacent ancillary building, it is not anticipated that the proposal would result in a significant intensification of vehicle movements that would justify a reason for refusal. For these reasons, the proposed variation to conditions 5 and 6 are not considered to result in harm to the function and safety of the public highway network, in accordance with the above policies.

Water Neutrality:

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Natural England advises that plans and projects affecting sites where an existing adverse effect is known will be required to demonstrate, with sufficient certainty, that they will not contribute further to an existing adverse effect. The received advice note advises that the matter of water neutrality should be addressed in assessments to agree and ensure that water use is offset for all new developments within the Sussex North Water Supply Zone.

The Applicant has submitted a Planning Statement which outlines that the proposed variation of condition would reduce the number of events held at the venue from 213 (the maximum possible within the permitted opening months of 01 April and 31 October) to 131 events.

Condition 9 of the original planning approval limits the number of occupiers to 100 at any one time. It is not proposed to amend this condition, where the limitation would remain.

The application site benefits from planning permission for the use of the subject building and an adjacent building for the purpose of weddings. The conditions attached to this planning permission restrict weddings being held except between 01 April and 31 October each year. Condition 9 also limits the number of occupiers to no more than 100. The existing baseline of the site is therefore 213 events per season, with a maximum of 100 occupiers per event.

The proposed variation would seek to reduce the number of events held over a season to 131, with a maximum of 100 occupiers per event. This would reduce the overall water demand arising from the intended use. The reduction in number of events held, as controlled by the proposed condition, would reduce the number of events held at the site, and would subsequently reduce the water consumption across the site. Subject to the revised condition to limit number of events held across the season, and the retention of the condition which limits the number of attendees to no more than 100, the development would result in no greater water demand than the existing situation. For these reasons, there is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a

more intensive occupation of the site necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, NPPF paragraph 194 and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has demonstrated that the development is exempt from the requirement to achieve a minimum 10% BNG by reason of:

- The development qualifies as 'de minimis' under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024

Other Matters:

It is noted that the objection also raised concern with regard to the enforceability and monitoring of the conditions and a Noise Assessment. The conditions as worded are considered to be precise and enforceable, albeit that it is considered reasonable and necessary to include the requirement to maintain a log of events and dates of such events to ensure compliance with condition 3. Subject to such wording, the conditions are considered acceptable, and are considered to offer the necessary protection to mitigate potential harm to the amenities of neighbouring properties and users of land.

Conclusions:

It is considered that the proposed variation of the conditions would accord with all local and national planning policies.

Recommendation:

Conditions:

2 **Regulatory Condition**: The parking spaces as approved under DISC/20/0015 shall be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: A minimum distance of 20m of the access track serving Southlands Farm, back from the nearest edge of the highway shall be laid as bound material and this shall be maintained and retained as such thereafter.

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).

4 **Regulatory Condition**: The use of the building hereby approved shall be used for the following events and for no other purpose unless otherwise agreed by way of a formal application:

Weddings:
1. Weddings and receptions

Other Events:
2. Craft workshops
3. Markets
4. Wakes
5. Corporate meetings / training days
6. Milestone celebrations
7. Luncheons and dinners
8. Food and wine tasting evenings

No more than one event to take place each day limited to a maximum of 131 events per season.

The owners / operators shall maintain an up-to-date log of the date and type of each event held at the site on an annual basis, and shall make this information available to the Local Planning Authority upon request.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The use hereby permitted shall be carried out only between 31 March and 3 January, except for food and wine tasting events which shall additionally be carried out during the month of March.

Reason: In the interests of amenity, to enable the Local Planning Authority to regulate and control the development and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: The premises shall not be used for the use hereby permitted except between the hours of 08:00 and 23:30 Monday to Sunday.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: The total number of attendees shall be restricted to 100 at any time, unless otherwise agreed by way of a formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Regulatory Condition**: No amplified music or public address system shall be played within the building except between the hours of 09:00 and 23:30, and shall at no times be played outside of the building (including the bar and seating area).

Reason: To safeguard the amenities of neighbouring properties and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

9 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 **Regulatory Condition**: A record of events taking place at the venue, including the date and start time, shall be retained and be made available upon request.

Reason: To enable the Local Planning Authority to monitor the number of events taking place at the venue, in order to safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Regulatory Condition**: The sound insulation measures as approved under DISC/19/0312 shall be retained in accordance with the approved details.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

12 **Regulatory Condition**: The development shall be carried out in accordance with the measures set out within the Noise Management Plan received on 11.01.2022.

Reason: In the interests of amenity of adjacent occupiers and to ensure the use of the site does not have a harmful environmental effect and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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: DC/25/0276
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	NONE	24.02.2025
Elevation plan	Side II and Rear	CEA18/WC/006	18.01.2019
Roof plan	Roof Plan	CEA18/WC/004	18.01.2019
Elevation plan	Front and Side	CEA18/WC/005	18.01.2019
Floor plan	Ground	CEA18/WC/003	18.01.2019
Block plan		CEA18/WC/002	18.01.2019
Supporting Docs	Noise Management Plan	NONE	11.01.2022
Site plan	Parking Plan	NONE	20.01.2020

DELEGATED

Case Officer sign/initial Tamara Dale Date: 25.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 29.04.2025