Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0054
Builders Yard, Mead Farm, Stane Street, Slinfold, West Sussex, RH13 0RE,

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/22/0370

RELEVANT PLANNING HISTORY:

DC/22/0370	Redevelopment of existing builder's yard and erection of 1no detached dwelling and a detached carport/garage.	Application Permitted on 10.01.2024

PLANNING ASSESSMENT

Planning Application DC/22/0370 was granted consent on 10.01.2024. This permission was for the following:

Redevelopment of existing builder's yard and erection of 1no detached dwelling and a detached carport/garage.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement Condition*: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.*

i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submission included details of the proposed method of un/loading of materials site offices, and storage of plant in addition to wheel washing areas. Following consultation with WSCC Highways and HDC Environmental Health Officer, no objection was raised with regards to the proposed layout in terms of highways and amenity impact. As such, the submitted detail is considered sufficient pursuant to condition 3.

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/24/0054

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Covering Letter		01.04.2024
Site plan	Site Plan		01.04.2024
Plans	Construction Site Setup Drawing		01.04.2024

DELEGATED

Officer sign/initial Robert Hermitage Date: 03.06.2024