Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0074
Builders Yard, Mead Farm, Stane Street, Slinfold, West Sussex, RH13 0RE

DESCRIPTION:
Application for Approval of Details Reserved by Condition 4 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 4:

Condition 4:

Pre-Commencement Condition*: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details.*

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submission included a detailed arboricultural method statement. Following consultation with the Council's Arboricultural Officer, no objection was raised with regards to the document. The submitted detail is therefore considered sufficient pursuant to condition 4.

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/24/0074

Plan Type	Description	Drawing Number	Received Date
Site plan	Proposed Site plan and Sections	2616/2	11.04.2024
Supporting Statement	ARBORICULTURAL METHOD STATEMENT		11.04.2024

DELEGATED

Officer sign/initial Robert Hermitage Date: 03.06.2024