Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1783
Hook Farm, West Chiltington Lane, Billingshurst, West Sussex, RH14 9DP

DESCRIPTION:
Prior notification for the demolition of Agricultural outbuildings

RELEVANT PLANNING HISTORY:

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|---|---|---|
| DC/24/1690 | Conversion of barn and associated modern building into domestic accommodation. Removal of C20 workshop and conversion of outbuilding into ancillary use. (Listed Building Consent) | Under Consideration |
| DC/24/1689 | Conversion of barn and associated modern building into domestic accommodation. Removal of C20 workshop and conversion of outbuilding into ancillary use (Householder). | Under Consideration |
| BL/134/89 | Erection of farm managers cottage<br>Comment: Tq 1148-2550<br>(From old Planning History) | Application Refused on 09.01.1990 |
| BL/44/71 | Extension of existing cattle yard + separate dutch barn<br>Comment: + br<br>(From old Planning History) | Application Permitted on 19.05.1971 |
| BL/25/90 | Erection of farm manager's cottage<br>Site: Hook Farm Hook Farm La Off West Chiltington La Barns Green | Application Refused on 09.05.1990 |
| BL/78/96 | Continued use of former agricultural building as carpentry workshop<br>Site: Hook Farm West Chiltington Lane Billingshurst | Application Permitted on 11.11.1996 |
| BL/113/96 | Prior notification to erect an agricultural building<br>Site: Hook Farm West Chiltington Lane Billingshurst | Withdrawn Application on 16.12.1996 |
| BL/3/97 | Erection of a replacement livestock building<br>Site: Hook Farm West Chiltington Lane Billingshurst | Application Permitted on 04.04.1997 |
| BL/28/99 | Erection of a barn<br>Site: Land South Of Hook Farm West Chiltington Lane Billingshurst | Application Permitted on 07.07.1999 |
| BL/10/04 | Prior notification to erect 2 replacement agricultural implement/tractorr stores | Application Permitted on 18.02.2004 |

PLANNING ASSESSMENT

This application relates to the prior notification for the demolition of Agricultural outbuildings used for general storage within the application site of Hook Farm.

Class B of Part 11 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 relates to any building operation consisting of the demolition of a building.

Article B.2(b) states that *"where the demolition does not fall within paragraph (a) and is not excluded demolition-*

*(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.*

*(ii) An application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid."*

The application has included a Planning Statement which confirms that a site notice has been posted within the site during the application process and includes details as to how the building will be demolished.

**Method of Demolition**

The Planning Statement details the method of demolition which includes detail of the proposed demolition methods, removal of waste from the site.

The proposed demolition at Hook Farm will be undertaken by a professional demolition company using a combination of manual labour and specialist machinery. The process will involve the careful dismantling of the buildings and the removal of the silage clamp, as identified in the submitted plans. Both hand tools and specialist equipment will be used to ensure the safe and efficient removal of all structures. The concrete hard standings beneath the buildings will also be broken up, with all resulting debris segregated into skips for different material types. These materials will then be removed from the site by a licensed waste carrier, ensuring proper disposal. To comply with regulatory requirements, a site notice was re-displayed on 12 December 2024 as it was missing during case officer site visit, as mandated by Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. This approach ensures that the demolition method adheres to all legal standards while minimizing environmental and community disruption.

There are a number of rural outbuildings and residential dwellings within the vicinity. Given the dwellings location in relation to the buildings to be demolished, their demolition may result in some temporary amenity harm through noise. However, given that the building to be demolished is not substantial in scale and the building is already in a dilapidated state, it would not be anticipated that the demolition phased would be over a prolonged period of time. The demolition will take place by a professional demolition company, and the Planning Statement details the proposed demolition would take place. As such, the impact of the demolition would be temporary and not unacceptable in regard to the neighbouring properties.

Issues such as prolonged excessive dust or prolonged noise disturbance are not anticipated as a result of the work provided that suitable provisions are made, and it is not considered that the proposed demolition would affect the public highway.

**Ecology Impacts:**

Regulation 9 of The Conservation of Habitats and Species Regulations 2010 states that *"the competent authority must exercise their functions which are relevant to nature conservation…so as to secure compliance with the requirements of the Directives".* Accordingly, competent authorities must consider the Directives in making decisions relating to any of their planning functions.

A licence from Natural England, pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017, authorising the specified activity may be required. The Applicant is advised to liaise with Natural England directly.

**Conclusion:**

It is considered that the demolition works would not be detrimental to public health or the amenity of nearby residents, nor have an impact on the operation of the highway network. prior approval is not required and permitted subject to notes to the applicant relating to contamination and protected species that may be present within the building.

**Recommendation: Prior Approval Not Required**

NOTE TO APPLICANT

**Wildlife and Countryside Act 1981**
The Applicant's attention is drawn to the provisions of both the Wildlife and Countryside Act 1981. Under these Acts, it is an offence to intentionally or recklessly kill, disturb, damage or destroy a protected species or its habitat. This includes but is not limited to wild birds, bats, badgers, dormice, reptiles and great crested newts.

**The Conservation of Habitats and Species Regulations 2017**
The Applicant is advised that a licence from Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead may be required. The Applicant is advised to liaise with Natural England directly.

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.

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**Plans list for: DC/24/1783**
Schedule of plans/documents **approved**:

| Plan Type | Description | Drawing Number | Received Date |
|---|---|---|---|
| Supporting Statement | | none | 18.11.2024 |

**DELEGATED**

Case Officer sign/initial Shazia Penne Date: 07.01.2025

Authorising Officer sign/initial RHERMITAGE Date: 08.01.2025