Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0099
Pear Tree Farm, Furners Lane, Woodmancote, West Sussex, BN5 9HX

DESCRIPTION:
Approval of details reserved by Conditions 1 and 2 to approved application DC/22/2149

RELEVANT PLANNING HISTORY:

DC/22/2149	Retention of building for use as equestrian storage.	Application Refused on 25.01.2023.

PLANNING ASSESSMENT
Planning Application DC/22/2149 was granted consent on 25.01.2023. This permission was for the following:

Retention of building for use as equestrian storage.

Consent is sought to discharge the details reserved by conditions 1 and 2.

Condition 1: (Hard and Soft Landscaping (including trees & ecology)

1. Within 3 months of the date of this permission, full details of hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority. The details shall include plans and measures addressing the following:
(a) Details of all existing trees and planting to be retained.
(b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details.
(c) Details of hard surfacing materials and finishes.
(d) Details of management and maintenance of the landscaping within the site.
(e) Boundary details.
(f) External lighting details.
(g) Ecological enhancements.

The approved landscaping works shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped, or lopped without the previous written consent of the local planning authority until 5 years after completion of the approved landscaping works. Any approved planting, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation.

The application is retrospective in nature and the building is in situ.

In response to the requirements of condition 1 the Applicant has advised that:

A) There are no trees on the site (with exception of the Ancient Woodland) as such no other trees that will be protected.
B) Details have been provided on plan 2403 PE – Ro in regard to the proposed native hedging and a planting specification has been provided.
C) Details have been provided on plan 2403 PE – Ro in regard to the proposed surface MOT type 1 is used on the hardstanding area to the front of the storage building.
D) No details submitted regarding management and maintenance provided
E) In regard to boundary details a 1.2m post and rail fence would separate the site from the Ancient Woodland.
F) A PIR light has been provided on the west elevation (southwest corner) which will be directed downwards and northwest across the entrance of the building. The PIR light is proposed for security purposes only and would not have a time restriction on it, it will only operate when the sensor is approached and would switch off after 2 minutes. The light fitting would be less than 3,000 kelvin and less than 500 watts.
G) A bird and bat box have been provided on site.

The Council's Landscape Architects have been consulted and following further discussions with the Applicant have accepted that the proposed hedgerow and level of detailing submitted to date is acceptable in order for Condition 1 to be discharged. Given the absence of meaningful landscaping within the small parcel of land no maintenance plan is considered necessary. The land would be managed by the applicant given their ownership of the site and surrounds.

The Landscape Architects have however advised that it is essential for the 15m Ancient Woodland buffer to be retained and that there should be no further damage, deterioration, or encroachment upon it.

The Council's Environmental Health officers have been consulted regarding the PIR light fittings and has raised no objections.

The requirements of the condition have been satisfied.

Condition 2: Materials

Photographs of the building in situ are shown for purposes of demonstrating the materials. The building comprises a brown painted steel frame 'Atcost' style barn.

The requirements of the condition have been satisfied.

Recommendation: Application Permitted

NOTE TO APPLICANT

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/24/0099
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date

Plans	Conditions Schedule 2	2403PE_R0 _001	17.06.2024

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 24/07/2024

Authorising Officer sign/initial Adrian Smith Date: 25/07/2024