Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0139
Oakhurst, West Chiltington Road, Pulborough, West Sussex, RH20 2EE

DESCRIPTION:

Approval of details reserved by condition 3 to approved application DC/24/0488

RELEVANT PLANNING HISTORY:

DC/24/0488 Erection of a garage with office and storage on first floor Application Permitted on 05.06.2024

PLANNING ASSESSMENT

Planning Application DC/24/0488 was granted consent on 05.06.2024. This permission was for the following:

Erection of a garage with office and storage on first floor

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

Condition 3:

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).

Arboricultural Method Statement (BS:5837), prepared by The Sussex Tree Company, dated June 2024 (received by the Council 6-June-2024) has been submitted by the Applicant to discharge the above condition. The HDC Arboricultural Officer has been consulted and it is considered that the proposed method is acceptable in principle, subject to the arboricultural supervision as outlined within the strategy.

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/24/0139
(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
Supporting Docs	Arboricultural Method Statement for Libra BESS (BS: 5837) by The Sussex Tree Company dated June 2024	NONE	06.06.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 12.07.2024

Authorising Officer sign/initial Tamara Dale Date: 01.08.2024