



Horsham District Council

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e-mail: planning@horsham.gov.uk

Development Department
Ray Wright, Head of Development

Personal callers and deliveries: please come to Park North

Our Ref: PH/jlt/DC/07/2222

E-Mail:

If calling please ask for: Peter Harwood

Your Ref:

Direct Line: 01403 215167

Date: 25th October 2007

Dear Sir

**PRIOR NOTIFICATION FOR A TRACKWAY AT MAPLEHURST FARM,
NUTHURST ROAD, MAPLEHURST**

I refer to the submitted Prior Notification for the above works. I would advise you that the Council hereby approve this Prior Notification in accordance with Class A, Part 6, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Therefore, subject to the scheme being implemented in accordance with the submitted details, then these works can be completed under permitted development without further recourse to this Authority.

I hope this letter clarifies the planning position, but if you have any queries, please contact the Case Officer, Mr P Harwood on 01403 215167.

Yours faithfully

Ray Wright
Head of Development

Brett Incorporated Ltd.
7 Mulberry Trading Estate
Foundry Lane
Horsham
West Sussex
RH13 5PX

ph3/wk2/jlt



DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ADDRESS :- DC/07/2222 Access Track at
Maplehurst Farm, Nuthurst Road, Maplehurst.

SITE AND SURROUNDINGS:
See Site Notes Dated 17/10/07

RELEVANT PLANNING HISTORY:
DC/05/3033 Access Track P.N - Rejected
DC/06/0654 “ “ “ “
DC/06/2804 “ “ “ “

RELEVANT PLANNING POLICIES:
CS1, CS10, LOC2, CH1, DC1, DC2

REPRESENTATIONS AND CONSULTATION RESPONSES

In Previous applications (See above) The Agricultural adviser confirmed the proposal was justified for the purposes of agriculture.
Nuthurst Parish Council – No objection.

MEMBER COMMENTS:
No E-Mail sent

HUMAN RIGHTS:
Article 8 (right to respect of a private and family life) and Article 1 of The First Protocol (protection of property) of the Human Rights Act 1998 are relevant to the application. Consideration of human rights is an integral part of the planning assessment set out below.

MAIN ISSUES:
The main issues are whether prior approval is required to construct the feeding track.

PLANNING ASSESSMENT:

The current application follows previous P.N's where it was decided (Following requests for Prior Approval) that Planning Permission was required due to the track ways position being within 25mts of Nuthurst Road, a class C road and that the alignment / materials of the track way proposed would not be in keeping with the locality.

The submitted plan now indicates the track way being more than 25mts from the metalled part of the adjacent classified road and that the track way will be constructed in two separate strips each finished with scalplings (which will allow grass to grow in the centre of the track and grow through the track way itself.

It is now considered that the proposal, as depicted on the submitted plans, together with the submitted details / information, does not require prior approval in this case.

RECOMMENDATION:

That a letter be sent to the applicant confirming the works can now be implemented under permitted development as defined by Class A, Part 6, Schedule 2 of The T and CP (GPD) Order 1995.

REASONS

The works are permitted development – see above.

IS RECOMMENDATION CONTRARY TO THE PARISH COUNCIL'S VIEWS?

YES

NO

SECTION 106 AGREEMENT (if applicable)

Authority for Head of Legal Services to be instructed to draft Section 106 agreement

Authorising Officer sign.....Date.....

COMMITTEE/DELEGATED

Case Officer

sign.....PEHA.....Date.....25/10/07.....

Authorising Officer

sign.....STBO.....Date.....30/10/07.....

PLANNING APPLICATION MONITORING INFORMATION

FOR ALL APPLICATIONS

Local Plan & Structure Plan Policies Used in Making Recommendation (a)

CH1	DC1	DC2				

Brownfield / Greenfield Development? (b)

Parking Spaces Provided (c)

	Existing	Proposed
Cars (including disabled)		
(disabled)		
Motorcycles		
Bicycles		
Commercial / HGV		

RESIDENTIAL APPLICATIONS ONLY

Please complete the following for applications for **residential** developments only (including conversion to residential, but not mobile homes) (d)

	No. Dwellings Proposed	No. Dwellings Lost
House		
Flat		
Sheltered Housing		

No. of Social Houses

No. of Key Worker Homes

Developer Type (Please circle) – Housing Association
 Private Sector
 Horsham District Council

Dwellings Mix (Full and ARM applications) (e)

	1 Bed	2 Bed	3 Bed	4 + Bed
House				
Flat				
Sheltered Housing				

RETAIL APPLICATIONS ONLY**Floor Space (m²)**

	Existing	Proposed Gain or Loss of Floor Space
Shop (A1)		
Finance & Professional Services (A2)		
Food & Drink (A3)		

Occupant if known:

EMPLOYMENT APPLICATIONS ONLY (Non-agricultural)**Floor Space (m²)**

	Existing	Proposed Gain or Loss of Floor Space
Office (B1 a)		
Industrial (B1 b & c / B2)		
Warehousing (B8)		
Other		

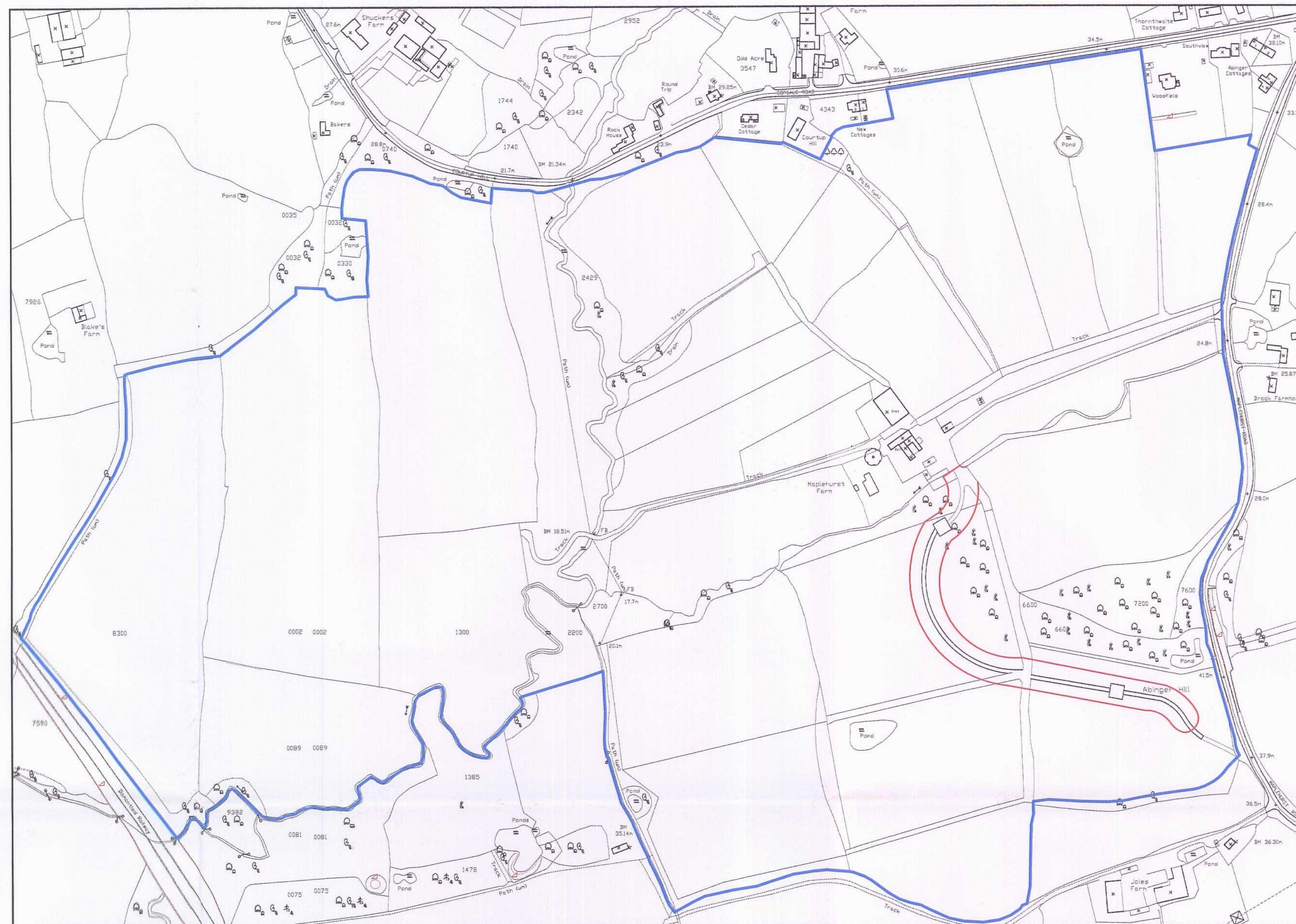
No. of commercial units lost

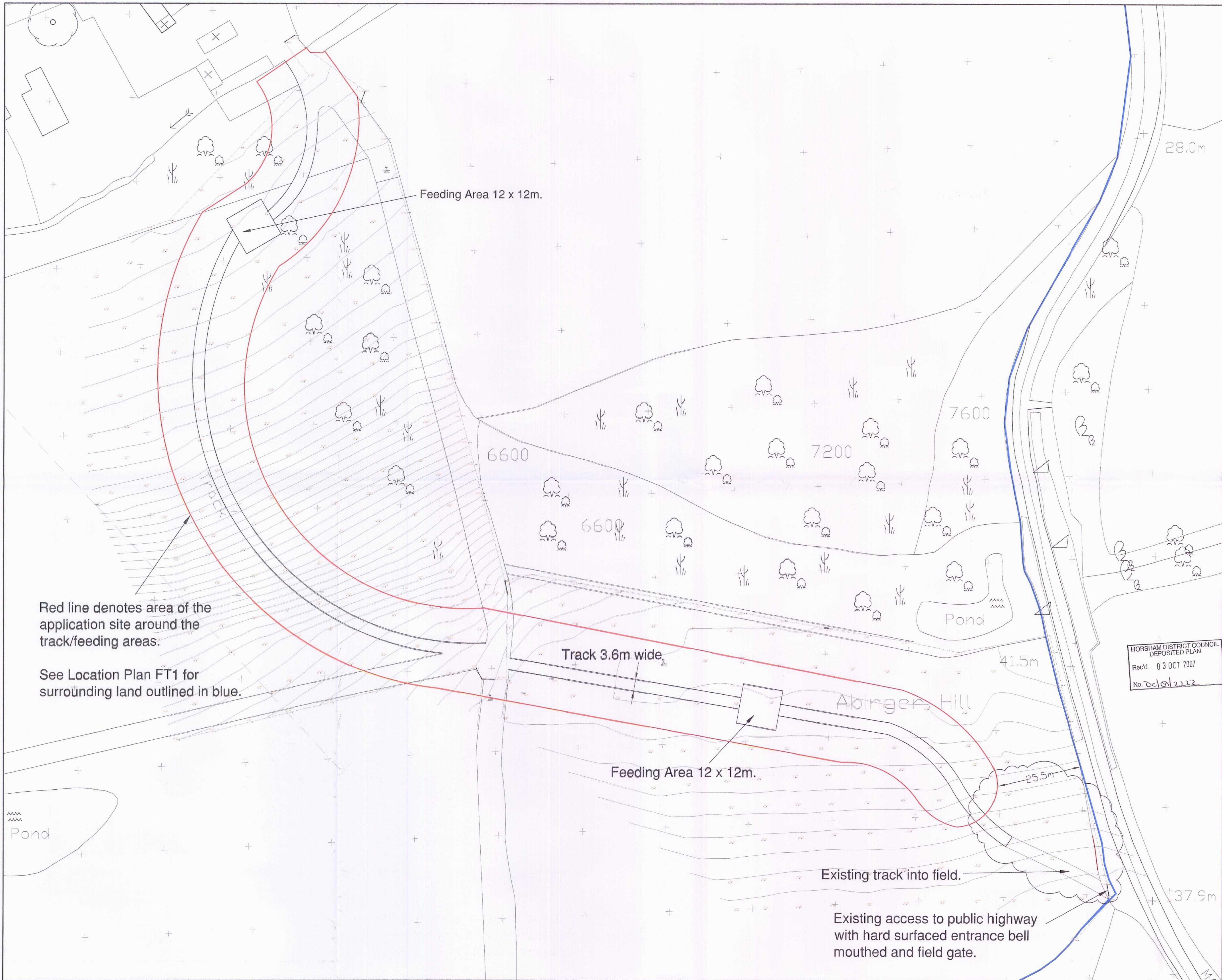
No. of commercial units gained

NOTES

This information is to be supplied once a decision has been made on the application.

- a) All Structure Plan and Local Plan policies used to make recommendation. This will change as the Local Plan is reviewed.
- b) Brownfield / previously-developed land is as defined in PPG3. Please note most conversions are considered previously-developed land except agricultural conversions (e.g. barn conversions) which are greenfield development.
- c) Parking spaces - include data if available. Please note **ALL** residential applications in full or ARM form must include this data.
- d) If the application is for a development resulting in the loss of a dwelling this information must be recorded. E.g. conversion of ground floor flat to office. Equally the gain in office space must also be recorded in the employment section.
- e) Information on bedrooms is to be supplied only for full and ARM applications.
- f) Other sui generis uses are not being recorded at present. Please note that when the use class orders change the retail and employment categories may change.





Feeding Area 12 x 12m.

Track 3.6m wide

Feeding Area 12 x 12m.

Existing track into field.

Existing access to public highway
with hard surfaced entrance bell
mouthed and field gate.

Notes
All details are indicative only. All dimensions to be checked on site by contractor prior to commencement of works. Any discrepancies in drawings to be reported to Philips Chartered Surveyors.

D	Minor Amendments	13.09.07	GRM
C	Local Authority Amendments	29.06.07	GRM
B	Survey contours added	11.10.06	GRM
A	LPA comments	Feb 06	GRM
Rev.	Amendments	Date	Drw.

Philips
Chartered Surveyors
Building Surveyors, Designers and Consultants
The Old Coach House, 78 Lower Street,
Pulborough, West Sussex, RH20 2AZ
Tel: 01798 873222 Fax: 01798 873444
e-mail: info@philips-surveyors.co.uk

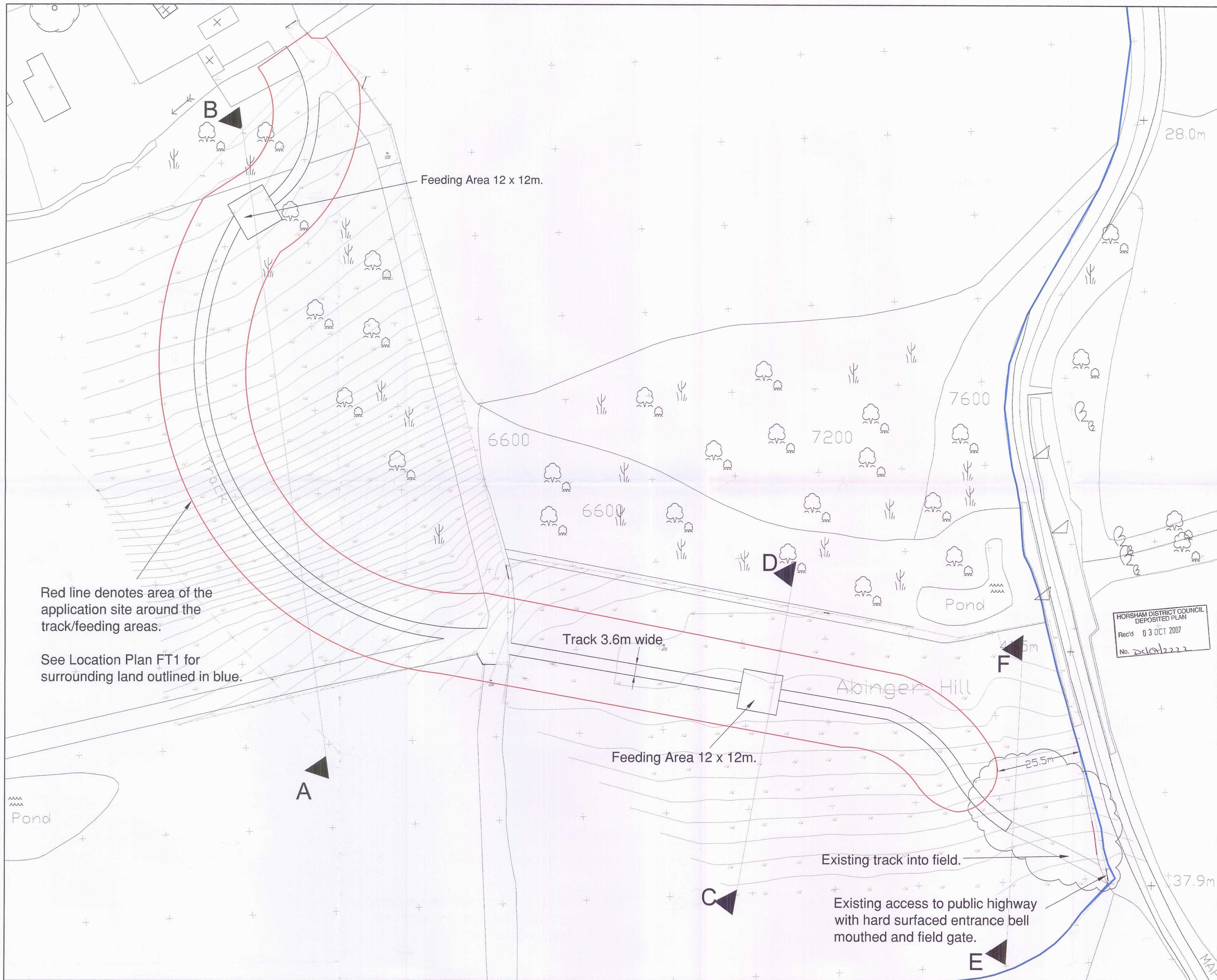
CLIENT:
Pam Walker
Maplehurst farm
Maplehurst
West Sussex
RH13 6RB

PROJECT:
Maplehurst Farm
Maplehurst
West Sussex, RH 13 6RB
Proposed Feeding Track

DRAWING TITLE:
Block Plan

DRAWN: GRM	JOB NO: 0000	SCALE: 1:500
CHECKED: PGA	DRAWING NO: FT2	REV: D
DATE: Dec 05		

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Red line denotes area of the application site around the track/feeding areas.

See Location Plan FT1 for surrounding land outlined in blue.

Notes
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B	Minor Amendments	13.09.07	GRM
A	Local Authority Amendments	29.08.07	GRM
Rev.	Amendments	Date	Drw.

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e-mail: info@philips-surveyors.co.uk

CLIENT:
Pam Walker
Maplehurst farm
Maplehurst
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RH13 6RB

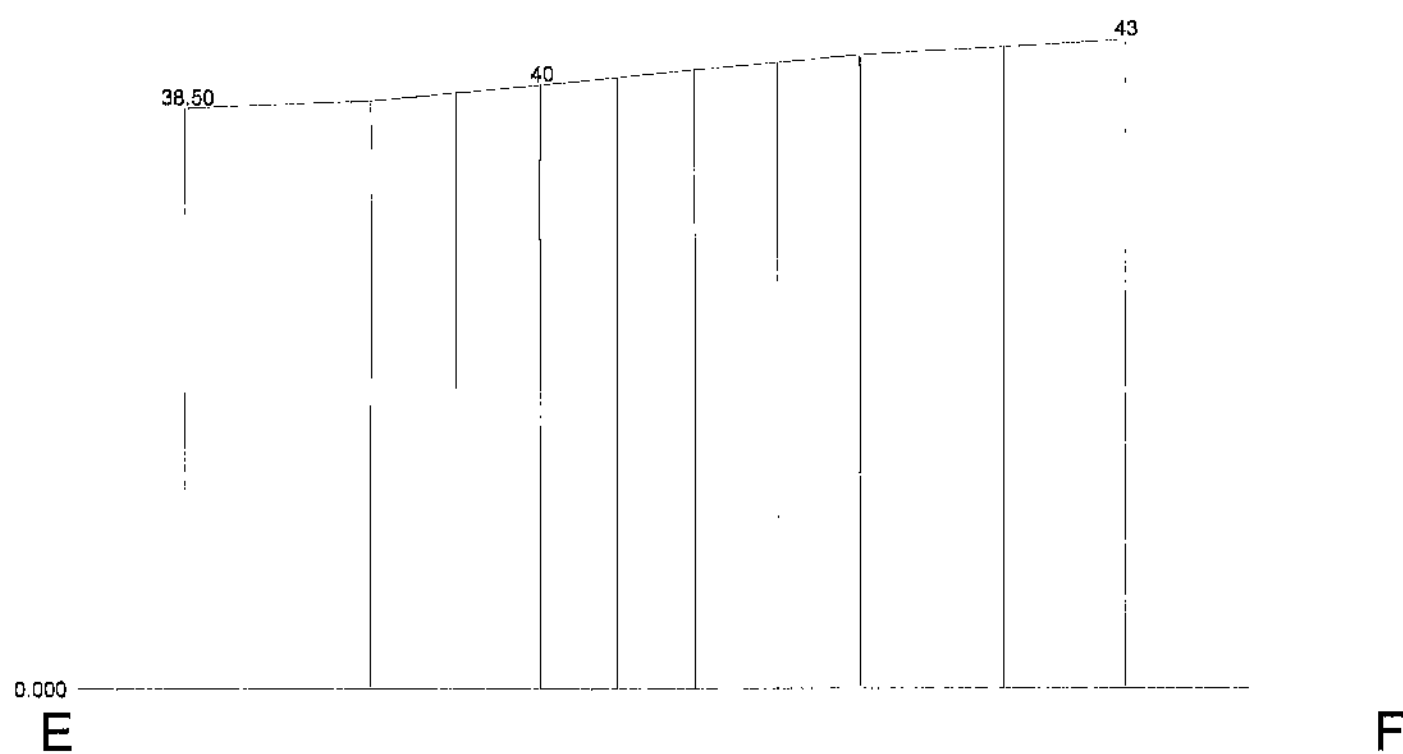
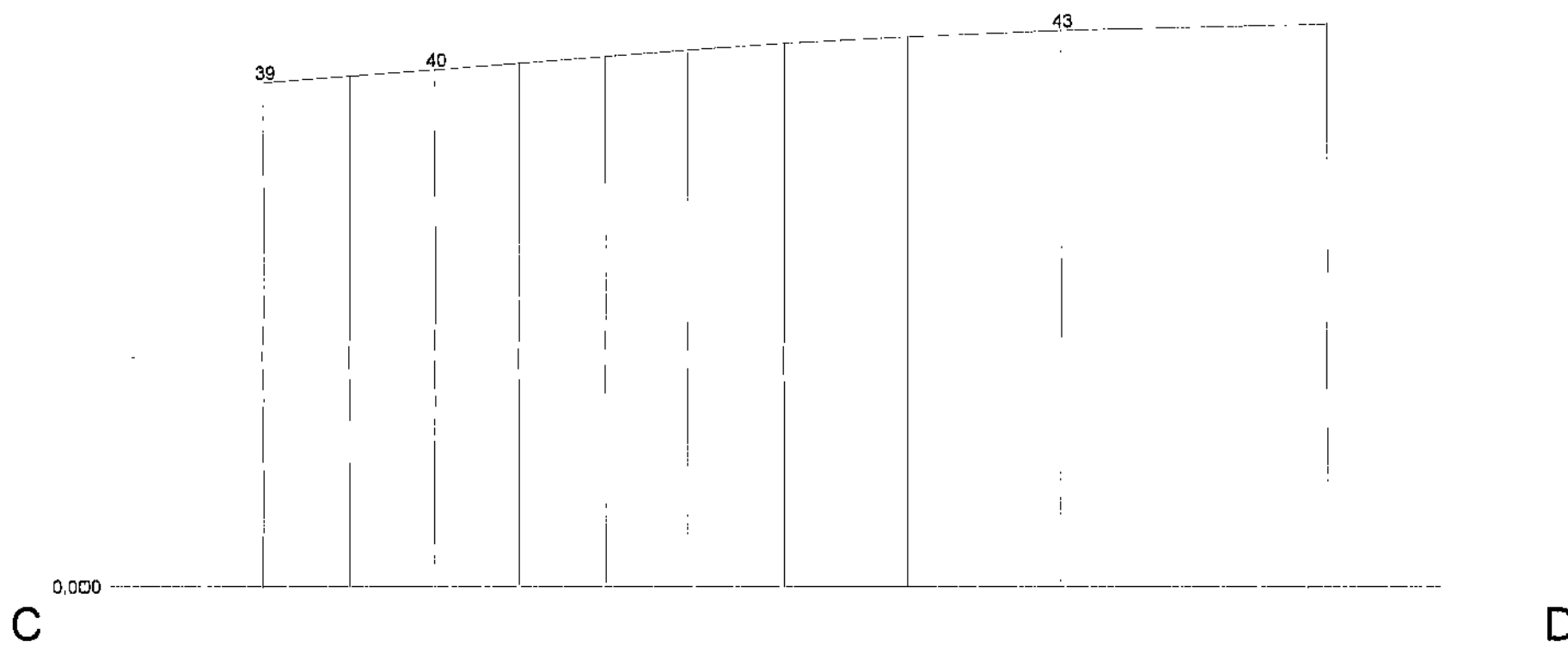
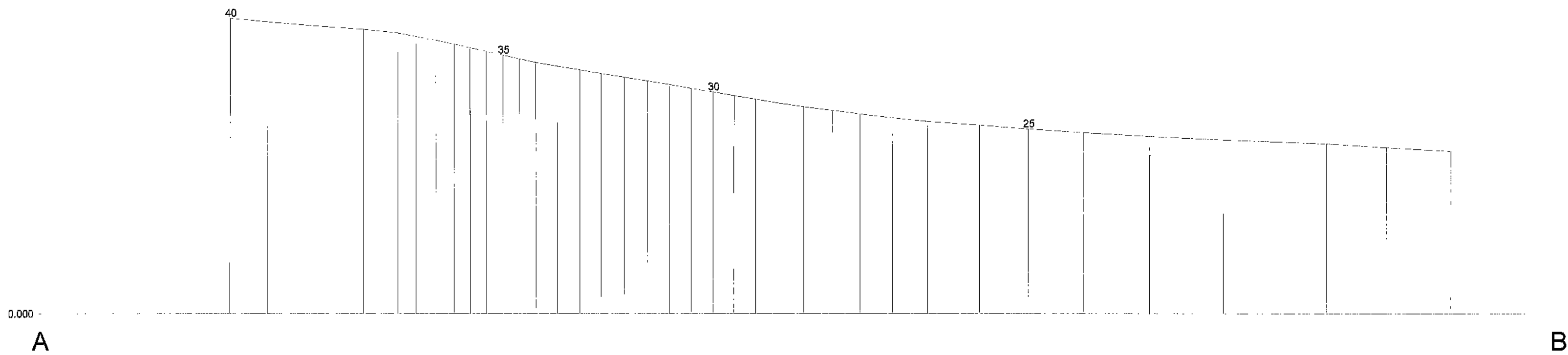
PROJECT:
Maplehurst Farm
Maplehurst
West Sussex, RH 13 6RB

Proposed Feeding Track

DRAWING TITLE:
Cross Section Identification Plan

DRAWN: GRM	JOB NO: 0000	SCALE: 1:500
CHECKED: PGA	DRAWING NO: CS1	REV: B
DATE: Dec 05		

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Cross-Section A - B, C - D, E - F Scale 1:500

HORSHAM DISTRICT COUNCIL
DEPOSITED PLAN
Rec'd 03 OCT 2007
No. 10/2222

Notes
All details are indicative only. All dimensions to be checked on site by contractor prior to commencement of works. Any discrepancies in drawings to be reported to Philips Chartered Surveyors.

Rev.	Amendments	Date	Drw.

Philips
Chartered Surveyors
Building Surveyors, Designers and Consultants

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Tel: 01798 873222 Fax: 01798 873444
e-mail: info@philips-surveyors.co.uk

CLIENT:
Pam Walker
Maplehurst farm
Maplehurst
West Sussex
RH13 6RB

PROJECT:
Maplehurst Farm
Maplehurst
West Sussex, RH 13 6RB

Proposed Feeding Track

DRAWING TITLE:

Cross-Sections A - B, C - D & E - F

DRAWN: GRM	JOB NO: 0000	SCALE: 1:500
CHECKED: PGA	DRAWING NO: CS2	REV:
DATE: Dec 05		

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FOR OFFICIAL USE ONLY

Application No. DC/ST/2222

Date Received 03/10/97

Fee

Sheet No.

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR DETERMINATION OF NEED FOR PRIOR APPROVAL FOR
AGRICULTURAL DEVELOPMENT**

2 Copies of this form required, together with plans and appropriate fee.

**IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT
COMPLETION INVOLVES DELAY**

1. Applicant (in BLOCK CAPITALS)

**Agent (if any) to whom correspondence
should be sent (in BLOCK CAPITALS)**

* Name Mr. George Walker

Name BRETT INCORPORATED LTD

Address C/o AGENT

Address 7, MULBERRY TRADING ESTATE
FOUNDRY LANE, HORSHAM, WEST SUSSEX.
RH13 5PX

Tel No.

Tel No. 01403 258800

2. Full address or location of the land to which this notification relates.

MAPLEHURST FARM, MAPLEHURST, WEST SUSSEX, RH13 6RB

3. Description of proposed building/works

PROPOSED TRACK AND FEEDING AREAS

4. Dimension of building

Length	m	Width	m	Eaves Height	m	Ridge Height	m
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5. Design and Materials

Walls

Roof

Access Tracks

DC/8/2222

6. If the application relates to an access track indicate:-

Length ^{APPROX 170} m Width 3.6 m COMPRISES TWO STRIPS OF HARD SURFACE

Materials for construction and finish

CONSTRUCTED OF HARDCORE AND FINISHED WITH ROAD PLANNINGS

7. Please give brief description of the agricultural trade or business operated on the unit or of the forestry operations undertaken, and why the building/works is considered to be necessary for that business.

SEE SUPPORTING LETTER

8. Declaration

(a) I enclose two copies of plans showing the proposal with the appropriate fee (if required); and

(b) I can confirm that the proposed development:

- (i) is on an agricultural unit on agricultural land of more than 5 hectares in area or is on land used for the purposes of forestry and is on a parcel of land of over 1 hectare in area;
- (ii) does not consist of or include the erection, extension or alteration of a dwelling;
- (iii) is not to be used to accommodate livestock or for slurry/sewage sludge storage or if it is, the proposed building is located over 400 metres from a "protected building".
- (iv) is less than 465 square metres in area (in the case of an agricultural building), less than 12 metres high (or less than 3 metres high if within 3 kilometres of an aerodrome) and is more than 25 metres from a trunk or classified road.

SIGNED

DATE: 20 TH SEPTEMBER 2007.....

NAME: (Block Capitals)

SIMON BRETT ON BEHALF OF BRETT INCORPORATED

(c) I am unable to sign the above declaration for the following reason(s)