Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0018
Stane Farm, Stane Street, Codmore Hill, West Sussex, RH20 1BL

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3 to approved application DC/24/1528

RELEVANT PLANNING HISTORY:

DC/24/1528	Erection of 2 no. buildings to provide 10 no. storage units in place of existing storage containers on western boundary.	Application Permitted on 26.11.2024

PLANNING ASSESSMENT
Planning Application DC/24/1528 was granted consent on 26.11.2024. This permission was for the following:

Erection of 2 no. buildings to provide 10 no. storage units in place of existing storage containers on western boundary.

Consent is sought to discharge the details reserved by condition 3: -

Pre-commencement Condition: *No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors' vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.*

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The application includes a plan detailing the setup of the surrounding area before and during construction of the approved buildings. This outlines a fenced-off area for safety using Heras fencing, which will contain space for material storage, a contractor's site office, and a loading/unloading zone. Additionally, six temporary parking spaces for contractors will be provided outside the work area, and two parking spaces for the existing workshop to the east will be temporarily relocated near the contractor parking. The site is not adjacent to a road and construction will not obstruct public highways. The Local Highway Authority were consulted and raised no concerns in respect of the submission. It is considered that the details submitted fulfil the requirements of the above condition and therefore acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0018
(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	Construction Management Plan		28.01.2025
Supporting Statement	Covering Letter		28.01.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 21.03.2025

Authorising Officer sign/initial Guy Everest Date: 25.03.2025