DC/24/1819 Westons Farm Application for Change of Use to 5 dwellinghouses

This Application, documents and Agents comments to Warnham Parish Council objection confirm that the buildings are not to be demolished, inline with Planning statement pg 19 4.17 as follows:

Guidance on the extent of building operations permitted is provided by Planning Practice Guidance. Paragraph 105, Ref 13-105-20180615 states: ''Building works are allowed under the right permitting agricultural buildings to change to residential use: Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. However, the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building…….. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore, it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right

The Structural Inspection Report confirms the buildings are suitable and do not need to be demolished

However DC/24/1771, the prior notification for demolition at the site, which has already been agreed by HDC, states:

"The buildings are of no historic merit and have outlived their useful life"– this conflicts with the structural report.

Furthermore that *"The buildings will be demolished"…… "The buildings will be dismantled by hand and by machine where appropriate down to ground slab level"….and. The concrete hardstanding under the buildings will be retained."*

All the yellow highlighted statements above indicate that all the buildings shall be demolished. This is not aligned with Application DC/24/1819 and Class Q requirments.

Due to the misalignment, contradiction and confusion contained within these two associated applications (which should have been submitted as a single application to be transparent) there is a grave concern that the approved demolition will allow the developer to demolish everything and then build from ground up against the Class Q requirements

Ecology.

This site is well known locally for its diverse ecology and in particular the protected species that have been seen there. There is much bat activity, frequent barn owl activity and great crested newts recorded in the ancient pond adjacent to the access road. Before any approval is given, or work commenced, it is proposed that the site shall be check by a suitable third-party Ecologist, particularly for the protection of the great crested newts next to the access track that will suddenly see frequent heavy vehicle use



Listed Buildings

The application fails to give any consideration to the protective legal framework afforded to the Listed Buildings immediately on the boundaries on the proposed development.

The proposed development will have an impact on the heritage value. They will harm the visual and historical significance of the listed sites and diminish the unique character and integrity of the heritage sites.

Introducing new residential properties in close proximity will alter the immediate surroundings in a way that undermines the historic context and visual appreciation of the listed buildings.

Noting that the existing farm site is derelict and only accessed a few times a week for machinery storage (it is not an operating farm) the increased footfall and traffic from the development will undoubtably lead to a rise in noise levels and general disturbance, impacting the tranquillity and ambiance of the heritage sites.

In October 2011 Horsham District Council commissioned a "Gypsy, Traveller and Travelling Showpeople Sites Study". Appendix 2: Stage 1 – Site Assessment Matrix notes the public land (at the time) adjacent to Westons Place under WAR003. This land was assessed as meeting all the suitability criteria. However, in Appendix 3 – Rejected Sites it was rejected with Reason for Rejection – *"….development in this location would impact on the setting of Listed Buildings to the south west of the site".* These buildings being Westons Place (Grade II Listed) and The Granary (Grade II Listed). This has set a precedent for HDC actions to protect the Listed Buildings of concern in this application from adjacent development.

The above will not only be detrimental to the adjacent Listed Buildings, it will impact their value. This will likely initiate the progress of blight claims against HDC. This should come as no surprise as both adjacent properties previously, and successfully, won blight cases against WSCC only 2 decades ago under similar circumstances.

Objection to the Application is therefore made as below:

- The significant omission to mention the adjacent Listed Buildings (even though the buildings are clearly identified on the Location Plan and Visibility Splay)
- The impact to the adjacent Listed Buildings and residents
- The HDC U-turn on the previous rejection of development on land adjacent to the Listed Buildings should the application be approved
- Mis-alignment between the separate demolition approval to demolish to ground slab level and this Class Q application to keep the buildings and simply change use
- No detailed consideration given to ecology and protected species
- The apparent failure of HDC Planning work process involved regarding notification of this planning application due to the fact that, as far as I am aware, only residents at The Granary were notified by post. No other adjacent or nearby properties were notified, including other adjacent Listed Buildings. Additionally no site notices were affixed to local points, including Westons Farm Gate where the Demolition notice was posted
- Impact on adjacent Listed Buildings expected to led to blight notice progression due to de-valuation of properties
- Allowing for the development of these 5 Dwelling Houses will no doubt open the flood gates to further opportunities for applications for adjacent development – on the 15 acres of land owned by Westons Farm immediately adjacent, on the Ex-Westons Place paddock immediately adjacent and on land within the curtilage of the adjacent properties. All of these completely outside of the HDC approved and Parish supported Neighbourhood Development Plan

19 Dec 2024