DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1694
Ghyll House Farm, Limekiln Farm, Broadwater Lane, Copsale, West Sussex, RH13 6QW

DESCRIPTION:
Non Material Amendment to previously approved application DC/23/1325 (Construction of a stable block with associated storage and staff room facilities. Construction of machinery/hay storage barn and a water borehole plant room. Construction of a sand school) for the stable block to be turned 90 degrees to face south-west, the pond to be moved 10 metres, and the plant room to be re-positioned over water borehole.

RELEVANT PLANNING HISTORY:

DC/22/0276	Removal of existing stile and installation of a gate to split access way to neighbouring land. Relocation of main gate and installation of post and stock fencing to boundary. Sub-division of existing field into 3 sections with post and stock fencing and installation of 3no gates. Replacement and installation of water pipes under the existing track attached to 3no automatic feeders and improvement to existing track surface (Part Retrospective).	Application 02.11.2022	Permitted on
DC/23/1325	Construction of a stable block with associated storage and staff room facilities. Construction of machinery/hay storage barn and a water borehole plant room. Construction of a sand school.	Application 12.08.2024	Permitted on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):
Policy 25- Strategic Policy: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection
Policy 32- Strategic Policy: The Quality of New Development
Policy 33- Development Principles
Policy 34- Cultural and Heritage Assets

Nuthurst Neighbourhood Plan (2015)
Policy 1: A Spatial Plan
Policy 14: Green Infrastructure and Biodiversity

REPRESENTATIONS AND CONSULTATIONS RESPONSES
Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:
None received

Parish Comments:
No Objection

Representations:
One objecting received, noting: I would just like reassurance that the case officer has more than "skim read" the application as the current plan identifies "road plainings" as surface material to be used on the grass track; also the current plan finally identifies the barn that was constructed without planning: they state this is temporary but it does have an enforcement action against it so I trust this removal will be followed up

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main consideration of this application is whether the proposed alterations can be considered as non-material amendments to the approved scheme in accordance with Section 96A of the Town and Country Planning Act 1990 (as inserted by S190 of the Planning Act 2008). The discretion rests with the Council to decide to whether the revisions would constitute a non-material amendment to a planning permission, which would not take it outside the scope of the original permission.

The proposed amendments are listed below:

1) Stable block to be turned through 90 degrees to face south-west, but remaining in the approved location. The reason is stated as 'The applicant has received advice from an equine trainer that turning the stable block so that horses exercising on the adjacent sand school are not distracted by activities in the stable would be beneficial.
2) Proposed pond (required for fire-fighting water) to be moved 10 metres approx. to the south-east but not affecting proposed access for fire service. (Pond agreed with WSF&RS and HDC under Condition 6) Small move of proposed pond to provide easier and safer access for livestock between lower field and field to the north (not part of this application).
3) Plant room to be re-positioned over water borehole for hygiene reasons and to reduce risk of water supply freezing in winter months. Water borehole to be as near as possible to the filtration plant, so all to be located within plant room. No change to plant room dimensions or appearance

These small operational amendments would not appreciably impact on the appearance of the site or amenities of adjacent occupiers, and would give rise to no other material impacts. The amendments are therefore considered non-material under Section 96A of the Town and Country Planning Act 1990.

One objection has been received raising concerns around the road plainings and the inclusion of the temporary barn on the layout plan. It is noted that the 'road plainings' are approved under DC/22/0276, and again illustrated under DISC/24/0212. The inclusion of the temporary building does not permit its inclusion within the site and it is not listed as part of the development or within the NMA.

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: DC/24/1694

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Site plan		MBP/ 0523/30	30.10.2024

DELEGATED

Case Officer sign/initial Kate Turner Date: 13/01/2025

Authorising Officer sign/initial RHERMITAGE Date: 14.01.2025