Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0027
Brook House , Nuthurst Road, Maplehurst, West Sussex, RH13 6RB

DESCRIPTION:

Application for Approval of Details Reserved by Condition 2, 3 and 5 to approved application DC/23/0249

RELEVANT PLANNING HISTORY:

DC/23/0249	Conversion of barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Full Application).	Application Permitted on 01.11.2023

PLANNING ASSESSMENT

Planning Application DC/23/0250 was granted consent on 13.11.2023. This permission was for the following:

Conversion of a barn and attached cart shed to ancillary domestic accommodation following structural and repair works. Relocation of existing carport (Listed Building Consent).

Consent is sought to discharge the details reserved by condition 2: -

Pre-Commencement Condition: *Before any work begins on site, the person(s) responsible for supervising the works must meet the conservation officer of the Local Planning Authority, on site or as otherwise agreed, to confirm that all the conditions attached to the listed building consent are understood and can be fully complied with.*

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance, and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

Upon consultation with the HDC Conservation and Heritage Officer, confirmation was given regarding the site visit with the main contractor Ben Kirk as such condition 2 is satisfied.

Consent is sought to discharge the details reserved by 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 a Tree Protection Plan 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).

The details in relation to the above condition, submitted in the form of the following documents and evidence:

- Arboricultural Method Statement / Tree Protection Plan (received 29.02.2024)

The above information is considered to be acceptable to the HDC Tree Officer. The details submitted in relation to condition 3 are satisfied and as such is considered acceptable.

Consent is sought to discharge the details reserved by condition 5: -

Pre-Commencement Condition: *No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the finalised details and locations of the enhancement measures contained within the Emergence Survey Report - Bats (Chase Ecological Consultancy, August 2021) and the following:*

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans;
d) persons responsible for implementing the enhancement measures;
e) details of initial aftercare and long-term maintenance (where relevant).
The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

The details in relation to the above condition, submitted in the form of the following documents and evidence:

- Biodiversity Enhancement Strategy (received 29.02.2024)

The above information is considered to be acceptable to the Council's Ecologist who advises that they are satisfied that the submitted information includes the detail required by Condition 5 as shown in the document Biodiversity Enhancement Strategy (Lizard Landscape Design and Ecology, December 2023). The details submitted in relation to condition 5 are satisfied and as such is considered acceptable.

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/24/0027

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Biodiversity Enhancement Strategy by Lizard Landscape Design and Ecology dated 12.12.2023	LLD2949-ECO-REP-002-00-BES Revision 00	29.02.2024
Supporting Docs	Arboricultural Method Statement and Tree Protection Plan	11163 Revision 3	29.02.2024

DELEGATED

Case Officer sign/initial Shazia Penne Date: 23.04.2024

Authorising Officer sign/initial Tamara Dale Date: 25.04.2024