THAKEHAM PARISH COUNCIL CONSULTATION COMMENTS

TO:	Horsham District Council – Planning Dept
SITE ADDRESS:	Oakridge House, The Street, Thakeham RH20 3EP
PROPOSAL:	Prior Notification for Change of Use and extension of an Agricultural Building to 1 no dwellinghouse (C3 Use Class)
REFERENCE:	DC/24/1711
RECOMMENDATION:	Objection

SUMMARY OF COMMENTS & RECOMMENDATION:

Thakeham Parish Council (TPC) discussed this application on 26.11.24 and voted Objection.

MAIN COMMENTS:

TPC were unable to support the application and ultimately had to Object because it feels that the application does not meet the criteria required under Application to determine if prior approval is required for a proposed: Change of Use of Buildings on Agricultural Units and former Agricultural Buildings to Dwellinghouses (Class C3), which may include extension of the building and/or building operations reasonably necessary for the conversion for the following reasons;

The Class Q required that it was from a farm. The land and property were not agricultural farmland – but an equine facility where hay was stored in the barn.

There was no haymaking undertaken on the property – just storage to feed the occupants horses.

As a facility for equine uses, the land and property was not used to farm animals.

The Parish ask HDC to investigate the usage to confirm whether previous equine usage constitutes agricultural usage. Also, is established, then the loss of equine facilities would be against applicable policies with the HDC Local Plan.

Furthermore, the development is outside of the built up area and not compatible with policy 9 of the Thakeham Neighbourhood Plan.

The Parish also objects on the grounds of Water Neutrality. A new property is being created and as the Barn was used to store Hay, there would have been little or no water usage to derive accurate water statistics from.

As this will be a new enlarged dwelling and the existing property will still be in place – TPC believes that there is insufficient water supply to offset the needs of the new multi bedroomed property.

ANY RECOMMENDED CONDITIONS: TPC would be happy to view this application again for further comments if it were resubmitted as a full application and not a permissive barn conversion, along with clarification regarding the status within planning as to equine/agricultural farming.

NAME:	A.Brown (Parish Clerk)
DATE:	26.11.24