Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0076
Jessups Farm, Honeybridge Lane, Ashurst, West Sussex, BN44 3AW,

DESCRIPTION:

Application for Approval of Details Reserved by Condition 2, 3, 4, 5, 6 and 7 to approved application DC/23/2042

RELEVANT PLANNING HISTORY:

DC/23/2042	Retention of the buildings identified as the Flower Studio and Potting Shed and outbuilding for use as a single residential dwelling. Erection of an infill link extension between the flower studio and potting shed (Retrospective).	Application Permitted on 03.01.2024

PLANNING ASSESSMENT

Planning Application DC/23/2042 was granted consent on 03.01.2024. This permission was for the following:

Retention of the buildings identified as the Flower Studio and Potting Shed and outbuilding for use as a single residential dwelling. Erection of an infill link extension between the flower studio and potting shed (Retrospective).

Consent is sought to discharge the details reserved by conditions 2, 3, 4, 5, 6, and 7.

Condition 2:

***Regulatory Condition**: Within 3 months of the date of this permission, a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to the Local Planning Authority for its approval in writing. The content of the Biodiversity Enhancement Strategy shall include 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 Applicant has submitted a Biodiversity Enhancement Strategy & Lighting Design Scheme by Batchellor Monkhouse dated April 2024. This outlines that ecological enhancements to include the installation of 3no. bat boxes, bug houses, and house sparrow, robin and/or wren boxes, along with the planting of native fruit trees, honeysuckle, and a log/brash pile. These enhancements have been shown on a Plan contained in Appendix A1, with specifications also provided.

The Council's Ecologist has been consulted on the details and is satisfied that the detailed as required has been provided. It has been stated that the location and number of bug boxes and bird boxes has not been provided, and that the number and species of heritage fruit trees has also not been provided.

It is noted that the Biodiversity Enhancement Plan indicates the location of the bird nest boxes and bug houses, with the document stating that a mix of apples, plums, and cherry plants would be provided. The details provided are considered acceptable and the requirements of the condition have therefore been satisfied.

Condition 3:

Regulatory Condition*: Within 3 months of the date of the permission, a lighting design scheme for biodiversity shall have been submitted to the Local Planning Authority for its approval in writing. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, lsolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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 Applicant has submitted a Biodiversity Enhancement Strategy & Lighting Design Scheme by Batchellor Monkhouse dated April 2024. It is stated that there is no new external lighting proposed for the development.

The Council's Ecologist has been consulted on the details and is satisfied that the details provided are acceptable. The requirements of the condition have been satisfied.

Condition 4:

Regulatory Condition*: Within 3 months of the date of this permission, a plan showing the layout of the proposed development and the provision of car parking spaces for vehicles shall have been submitted to the Local Planning Authority for its approval in writing. The parking spaces shall be provided within 3 months of the details being agreed and the areas of land so provided shall thereafter be retained for the parking of vehicles.*

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

The Applicant has submitted a Block Plan reference CD 4-7 which shows a parking area to the south and west of the building.

Following consultation with WSCC Highways, the parking area is considered sufficient to accommodate the anticipated demand for 2no. vehicles. These details are considered satisfactory, and the requirements of the condition have therefore been satisfied.

Condition 5:

Regulatory Condition*: Within 3 months of the date of the permission, provision for the storage of refuse and recycling shall be provided within the side or rear garden for the dwelling. The facilities shall thereafter be retained for use at all times.*

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Block Plan reference CD 4-7 which shows a refuse and recycling area to the north of the building.

These details are considered acceptable, and the requirements of the condition have therefore been satisfied.

Condition 6:

Regulatory Condition*: Within 3 months of the date of the permission, the cycle parking facilities serving it have been provided within the side or rear garden for the dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.*

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Block Plan reference CD 4-7 which shows an area for cycle parking to the south and west of the building.

Following consultation with WSCC Highways, the cycle parking as shown is considered acceptable. These details are considered satisfactory, and the requirements of the condition have therefore been satisfied.

Condition 7:

Regulatory Condition*: Within 3 months of the date of the permission, a fast charge electric vehicle charging point for that dwelling shall be installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.*

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

The Applicant has submitted a Block Plan reference CD 4-7 which shows a fast charge electric charging point to the north-western corner of the building.

This condition is a regulatory condition that does not require formal discharge. It is however considered that the details shown are acceptable.

Recommendation: Application Permitted

Plans list for: DISC/24/0076
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Biodiversity Enhancement		11.04.2024
Block plan	Block Plan	CD 4-7	11.04.2024
Supporting Docs	Biodiversity Enhancement Strategy & Lighting Design Scheme by Batchellor Monkhouse dared April 2024		11.04.2024

DELEGATED

Case Officer sign/initial Tamara Dale Date: 29.05.2024

Authorising Officer sign/initial Guy Everest Date: 06.06.2024