

PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/26/0121

Crescent Place, Storrington Road, Thakeham, West Sussex RH20 3ED

Erection of 1no. detached dwelling, together with a detached garage and associated works.

RESOLVED:

At its meeting on 12 May 2026, the Planning Committee resolved to approve the application, in accordance with the Officer recommendation, including the list of conditions as drafted in the Officer Report and an additional pre-occupation condition to ensure that the nine trees being removed will be replaced, in line with recommendations made by the Council's Arboricultural Officer and outlined in paragraph 6.14 of the Committee Report. The additional condition (no.13) reads:

Pre-Occupation Condition: Notwithstanding the submitted plans, no part of the development hereby permitted shall be first occupied until revised details of all soft landscaping works have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include:

- (a) Details of all existing trees and planting to be removed and retained*
- (b) Details of all proposed replacement trees, including schedules specifying species and planting size, which shall be provided to replace those trees to be removed on a 1:1 basis.*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site (other than those within private gardens) shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 30 years after completion of the development. Any proposed or retained planting outside of private gardens, which dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To provide ecological mitigation and ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policies 31 and 33 of the Horsham District Planning Framework (2015).

The application can now be approved.

Case Officer:	Sophie Moore	Date:	14/05/2026
Authorising Officer:	Adrian Smith	Date:	14/05/2026

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