Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0166
Warrenside Farm, Elmhurst Lane, Slinfold, West Sussex, RH13 0RJ

DESCRIPTION:
Prior notification for the erection of a forestry building.

RELEVANT PLANNING HISTORY:

DC/18/1417	Prior notification for the erection of a building for use by the forestry business	Prior Approval Required and PERMITTED on 01.08.2018.
DC/19/1029	Installation of biomass boiler within building with no external alterations (Lawful Development Certificate - Proposed)	Application Permitted on 18.07.2019.
DC/22/0944	Erection of a single storey side garden room extension.	Application Permitted on 05.08.2022.

SITE AND SURROUNDINGS:

The application site comprises agricultural land of 15.2 hectares. The application site is within a rural location, outside any defined built-up area boundary. The site is not located within a flood zone.

DETAILED DESCRIPTION:

This notification is under Part 6, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 and seeks a determination as to whether prior approval is required for the erection of a forestry building.

The application building would be within Warrenside Farm, off Elmhurst Lane. The farm comprises 15.2 ha of owned land. The enterprise is Forestry Management, harvesting and selling woodland produce. The need for the building is stated for storing equipment/machinery/vehicles to work within the woods. Another prior notification for the erection of a building in use by a forestry business was permitted in 2018, this building was erected for the purpose of storing timber under shelter.

The proposed building would measure 42m in length, 12m in width and 7.8m in height to the main roof ridge (6.0m height to eaves) which covers a floor area of 504m2. The building would have 2m high concrete panels on south-west, north-west and south-east sides with olive green box profile steel sheeting above. The north-east side would be open. The roof would have a 1.5-degree pitch, which would be sheeted with big 6 profile cement fibre and incorporating rooflights.

RELEVANT PLANNING POLICIES
National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 26 - Strategic Policy: Countryside Protection

Policy 33 - Development Principles
Policy 38 - Strategic Policy: Flooding
Policy 41 - Parking

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 issue is whether prior approval is required for the proposed development under Part 6 of Class E Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015 (GPDO).

Permitted Development

Class E of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to the "*carrying out on land used for the purposes of forestry, including afforestation, of development reasonably necessary for those purposes consisting of-*

(a) Works for the erection, extension or alterations of a building
(b) the formation, alteration or maintenance of private ways
(c) operations on that land, or on land held or occupied with that land, to obtain the materials required for the formation, alteration or maintenance of such ways;
(d) other operations (not including engineering or mining operations)

The permitted development right is subject to a number of provisions and conditions. There is no apparent conflict with E.1(a) to (d).

The planning statement states that the current use of the site is for a forestry business. The proposed building would be located within the existing development site at Warrenside Farm, with the proposed building easily accessible. The operational need for the purpose built partially enclosed storage building is to meet the needs on the holding and the forestry machinery. The internal space is needed for the associated machinery, such as tractors, and equipment serving the holding and associated timber. Another prior notification for the erection of a building for use for storing timber under shelter was permitted in 2018 (DC/18/1417) and shows that the site has been in forestry business since before 2018. While the proposed building is a sizeable addition, it is considered that it is reasonably necessary for the purposes of storage forestry equipment for the wider business.

On the basis of the information provided, it is considered that the proposed forestry building is reasonably necessary for the purposes of forestry.

Siting, Design and Appearance

Article E.2(1)(a) of Class E Part 6 of Schedule 2 of the GPDO imposes a condition on permitted development to determine whether prior approval is required for the siting, design, and external appearance of the building.

The building would be enclosed at each end with the enclosed elevation facing South. The open north elevation is for machinery to gain access and the storage of timber or timber products. The building would consist of concrete panel base to 2m height, and the upper walls clad with steel box profile sheeting in olive green colour, to match other buildings around the yard. The roof cladding would be Big 6 profile cement fibre sheet, in Natural colour. The internal would consist of a large open area with sufficient space to accommodate several items of large machinery such as tractors and forwarding equipment.

The design and external appearance are what would be expected for a forestry building and taking into account the specific nature of the intended use.

Conclusion

The erection of a forestry building is therefore considered to be reasonably necessary for the purposes of agriculture. The proposal would be of a siting, design and appearance that would be anticipated within the forestry context and is considered appropriate. For these reasons, it is recommended that prior approval is not required.

Recommendation: Prior Approval Not Required

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/25/0166
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Planning	NONE	03.02.2025
Elevation & Floor plan	Proposed	24-02-01	03.02.2025
Location & Block plan		24-02-02	03.02.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 26.02.2025

Authorising Officer sign/initial RHERMITAGE Date: 26.02.2025