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Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

By email to:
planning@horsham.gov.uk

18th February 2025

Dear Sir / Madam

Planning Application for the Variation of Condition 2 attached to planning permission reference DC/23/1528
Maple Farm, Marches Road, Warnham, Horsham

The application is submitted on behalf of Ms Millar who is the owner of Maple Farm.

Background

Planning permission was granted in October 2023 for the temporary siting of a marquee for storage use (application reference DC/23/1528). Condition 2 attached to the planning permission reads as follows:

Standard Time Condition: *The building hereby permitted shall be removed and the land shall be restored on or before the 04.10.2024 to a condition which has been previously agreed in writing by the Local Planning Authority.*

Reason: The proposed development is not considered satisfactory as a permanent measure in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

In March 2024 a planning application was submitted to the council via reference DC/24/0433 for the erection of a barn for light industrial and storage use as an alternative to the temporary marquee.

The proposed barn was to be repurposed from another part of the applicant's farm which is the subject of another planning application (reference DC/23/1141). That application proposed the removal of the barn and the redevelopment of the site with 5 dwellings which the Council has resolved to grant permission for subject to the signing of a S106 agreement.

Unfortunately, application reference DC/24/0433 was refused on the grounds of water neutrality but was considered acceptable in terms of the principle of development. A subsequent appeal against the refusal was recently dismissed.

It is the intention of the applicant to reapply for permission to resite the barn in place of the marquee. However, until the Section 106 agreement for application reference DC/23/1141 is signed, a developer is found and pre-commencement conditions are discharged the barn needs to remain in its current position. We envisage this taking up to a maximum of 12 months

The marquee continues to the used by the original tenant who uses it to store building equipment for his business. Whilst awaiting the outcome of the recent appeal he signed a new lease on the premises to ensure his business could continue to operate.

The applicant therefore seeks to vary Condition 2 attached to the original permission for the marquee to extend the deadline for its removal to 28th February 2026. This would give the applicant sufficient time to ensure the barn can be relocated and to subsequently reapply to replace the marquee with the barn providing the tenant with ongoing storage space to ensure his business is not disrupted.

It is therefore hoped that the planning authority will support the application.

Yours faithfully

[redacted]

Charlotte Catton-Giltinane AssocRTPI
Planner – Planning & Development

Enc – Decision Notice

Horsham District Council

Miss Clare Bartlett
Batcheller Monkhouse
New Batram House
3-5 Swan Court
Station Road
Pulborough
RH20 1RL

Maple Farm Marches Road Warnham West Sussex
Temporary siting of a marquee for storage use

Your application DC/23/1528 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Miss Clare Bartlett
Batcheller Monkhouse
New Batram House
3-5 Swan Court
Station Road
Pulborough
RH20 1RL

Application Number: DC/23/1528

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Ms N Millar

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Temporary siting of a marquee for storage use

Maple Farm Marches Road Warnham West Sussex

to be carried out in accordance with Application No. DC/23/1528 submitted to the Council on 09/08/2023 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 04/10/2023

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	09.08.2023
Block plan		NONE	09.08.2023
Supporting Statement	Water Neutrality Statement	NONE	09.08.2023
Supporting Statement	Surface Water Drainage Statement	NONE	09.08.2023
Block plan		NONE	09.08.2023
Supporting Statement	Planning Statement	NONE	09.08.2023
Elevation plan		NONE	09.08.2023

Location plan		NONE	09.08.2023
Location plan		NONE	09.08.2023

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Standard Time Condition**: The building hereby permitted shall be removed and the land shall be restored on or before the 04.10.2024 to a condition which has been previously agreed in writing by the Local Planning Authority.

Reason: The proposed development is not considered satisfactory as a permanent measure in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

3 **Regulatory Condition**: No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition**: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending or revoking and/or re-enacting that Order), the development hereby permitted shall comprise the storage of building materials within Class B8, as defined in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. The development shall not be used for any other purpose whatsoever, including any other purpose(s) within Class B8, without express planning consent from the Local Planning Authority first being obtained.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order or Use Classes Order 1987 are not considered appropriate in this case due to the countryside location of the site and in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015).

5 **Regulatory Condition**: The premises hereby permitted shall not be open for trade or business except between the hours of 09.00 - 17.00 Monday - Friday.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Regulatory Condition**: No activities or processes involving power tools or other powered tools or equipment shall take place at anytime from anywhere within the site.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Regulatory Condition**: No part of the building or the site shall be fitted with mains water supply without the prior written consent of the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 179 and 180 of the National Planning Policy Framework (2021), its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

Note to Applicant
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.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been

served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.