Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0178
Stables at Glebe Meadow, Church Lane, Ashurst, Steyning, West Sussex, BN44 3AR

DESCRIPTION:
Approval of details reserved by conditions 3,4,5 and 6 to approved application DC/23/1979

RELEVANT PLANNING HISTORY:

DC/23/1979	Change of use of existing stable building into a holiday let, alongside building operations including the introduction of infill glazing and windows, together with the provision of parking and other associated works.	Application Permitted on 08.05.2024

PLANNING ASSESSMENT
Planning Application DC/23/1979 was granted consent on 08.05.2024. This permission was for the following:

Change of use of existing stable building into a holiday let, alongside building operations including the introduction of infill glazing and windows, together with the provision of parking and other associated works.

Consent is sought to discharge the details reserved by condition(s): **3**; **4**; **5**; **6**.

3 ***Pre-Commencement Condition****: No development shall commence until a Bat Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall contain precautionary mitigation measures and / or works to avoid potential impacts to bats during the works to the stables. The development shall be carried out in strict accordance with the approved Statement and shall be retained as such thereafter.*

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

The Council's Ecologists have reviewed the Precautionary Working Method Statement for Bats (aLyne ecology ltd, June 2024) and the Biodiversity Enhancement Layout (June 2024) submitted to meet the requirements of condition 3. With regard to condition 3, it is indicated that we support the submitted the Precautionary Working Method Statement for Bats (aLyne ecology ltd, June 2024). This sets out appropriate mitigation measures to minimise potential impacts upon roosting bats. The requirements of the condition have been satisfied.

4 ***Pre-Commencement Condition****: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.*

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Environmental Health reviewed the documentation and considered it satisfactory to discharge the condition. An informative has been attached at the request of Environmental Health

It is noted that the Council's drainage advisor has sought additional information in respect of the proposed drainage details. It is though considered that given there is no objection in principle to the proposed arrangement, and noting the requirements of the Building Regulations and of Southern Water the submitted details are proportionate and acceptable. The presence of other non-planning requirements would thus ensure that the development is correctly drained and it is not necessary to duplicate as part of this approval of details application.

5 ***Pre-Commencement Condition****: No development shall commence until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Roost Assessment and Barn Owl Scoping Survey Version 004 (aLyne Ecology, March 2024), has been submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of the development, and all features shall be retained in that manner thereafter.*

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (as amended).

The Council's Ecologists have reviewed the Precautionary Working Method Statement for Bats (aLyne ecology ltd, June 2024) and the Biodiversity Enhancement Layout (June 2024) submitted to meet the requirements of condition 5. Regarding condition 5, the proposals will include the provision of a nest box for barn owl (at least 3 metres above ground level and facing away from any light disturbance) and the provision of a Sparrow terrace next box below the eaves of the building, at a western orientation. These bespoke enhancements measures are appropriate for the scale of this development and the ecologist support these proposals in principle. In effect, the requirements of the condition have been satisfied.

6 ***Pre-Commencement (Slab Level) Condition****: No development above ground floor slab level shall commence until a management and maintenance plan for the rainwater harvesting system has been submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include the following details:*

- *The sampling regime and parameters etc, recognising that the sampling will need to be undertaken a DWI certified sampler and analysed by a UKAS accredited lab.*
- *Detail on how any failure of any samples will be investigated and managed.*
- *Details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit*
- *Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used.*
- *Detail on how the treatment system, pipework, tanks etc will be cleaned and maintained and who will maintain them for the lifetime of the development. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.*
- *The completion and sharing of the Regulation 6 risk assessment by a suitably competent person (as required by the Private Water Supply (England) Regulations 2016) prior to the water supply being put into use.*
- *Detail on the continuity of supply during dry periods extending beyond 35 days.*
- *Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.*

- *Details of contingency plans to ensure any failure's or reported concerns with the supply are investigated and rectified as soon as possible, including timeframes. This should include notification of the investigation and corrective actions to the local authority*

The management and maintenance plan shall be operated in full at all times. No alterations or revisions to the approved management plan shall be implemented without the written approval 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).

Environmental Health reviewed the documentation and considered it satisfactory to discharge the condition. An informative has been attached at the request of Environmental Health.

Recommendation: Application Permitted

NOTE TO APPLICANT

1. In respect of Condition 4, the applicant should provide written conformation the Environment Agency are satisfied that this is acceptable and the system complies with the General Binding Rules for discharge to a surface water

2. In respect of Condition 6, the regulation 6 assessment and sampling of the treated water should be provided to the LPA as set out in section 2.3.3 of the Rainwater Harvesting and Purification System Specification document prior to occupation.

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: DISC/24/0178
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Drainage Statement		09.07.2024
Supporting Statement	Biodiversity Enhancement Layout		09.07.2024
Supporting Statement	Precautionary Working Method Statement for Bats		09.07.2024
Supporting Statement	Rainwater Harvesting and Purification System Specification		09.07.2024

DELEGATED

Case Officer sign/initial JBurrowes Date: 19/09/2024

Authorising Officer sign/initial J Hawkes Date: 19.09.2024