DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0608
Heathtolt Farm, Park Lane, Maplehurst, West Sussex,

DESCRIPTION:
Prior notification for the creation of a new agricultural storage barn

RELEVANT PLANNING HISTORY:

DC/23/0435	Prior Notification for the erection of an extension to an existing building for replacement straw/hay storage.	Prior Approval Not Required on 04.04.2023.

SITE AND SURROUNDINGS:
The application site is located to the south of Park Lane, Maplehurst, approximately 4.7km to the north of Cowfold. Heathtolt Farm is a dairy farm comprising 218 hectares. The site is located outside of a built-up area boundary and is not within a conservation area. The parcel of land subject of the application would be 1 hectare or more.

DETAILED DESCRIPTION:
The main issue is whether prior approval is required for the proposed development under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) for the creation of a new agricultural storage barn.

The proposed agricultural barn would be used for the storage of straw and hay, animal feed machinery including tractors and JCB. The barn would be 42.67m long, with an eaves height of 4.6m, breadth of 18.28m and ridge height of 6.78m. The agricultural storage barn would have a ground area of 760 sqm. The materials would be precast concrete panels and timber cladding in grey / natural timber colour, and fibre cement roof sheeting in grey.

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 change of use and conversion of the existing agricultural building to provide a single dwelling under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Permitted Development

Class A of Part 6 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to the *"carrying out on agricultural land comprised in all agricultural unit of 5 hectares or more in area of –*

a) *Works for the erection, extension, or alteration of a building; or*
b) *Any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit."*

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

The current agricultural use on site is part of Heathtolt Farm, which according to the application form has been used for the purposes of agriculture for 52 years. The proposed agricultural building would be built on an existing area of hardstanding to the south of the existing cluster of agricultural buildings at Heathtolt Farm. The proposed barn is required for the storage of straw, hay, animal feed, agricultural machinery, and tractors, according to the planning statement, this equipment is currently stored outside, and the hay and straw is stored outside or offsite. On the basis of the information provided, it is considered that the proposed agricultural building is reasonably necessary for the purposes of agriculture.

Siting, Design and External Appearance

Article A.2(2)(a)(i) of Class A 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.

The proposed building while of an appreciable scale would be sited within a cluster of other agricultural buildings on the holding and thus would not appear isolated or detached. The application form states that the materials used will be precast concrete panels and timber cladding on the walls, in grey / natural timber colour, and fibre cement roof sheeting for the roof in grey. It is considered that based on the information provided, the proposed agricultural barn would be of a suitable siting, design and appearance.

It is noted that a public right of way is located alongside the site however, the design and external appearance are what would be expected for an agricultural building and taking into account the specific nature of the intended use.

Conclusion

The proposed structure is considered to be reasonably necessary for the purposes of agriculture. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons, it is recommended that Prior Approval is not required.

Recommendation: Prior Approval not required

Plans list for: DC/25/0608
(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	Planning	NJA/25/121	14.04.2025
Location plan		FE01	14.04.2025
Floor plan	Ground	FE02	14.04.2025
Elevation plan		FE03	14.04.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 29.04.2025

Authorising Officer sign/initial Guy Everest Date: 09.05.2025