Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1041
Nuthurst Farm, Nuthurst Street, Nuthurst, West Sussex, RH13 6LH

DESCRIPTION:
Prior notification for the erection of a three bay agricultural storage barn

RELEVANT PLANNING HISTORY:

DC/16/2174	Agricultural building and ancillary hardstanding	Application Permitted on 16.11.2016.
DC/14/1876	Erection of a general purpose agricultural and livestock building with ancillary hardstanding and associated access	Application Permitted on 11.11.2014.
DC/18/0549	Conversion of existing stable building into holiday let (Full Planning)	Application Permitted on 31.08.2018.
DC/18/0550	Conversion of existing stable building into holiday let (Listed Building Consent)	Application Permitted on 31.08.2018.
DC/19/1609	Prior notification for the erection of an agricultural barn.	Prior Approval Not Required on 29.08.2019.
DC/20/1379	Alteration of dairy roof with internal works and new openings, external landscaping including steps to the house (Householder Application)	Application Permitted on 21.09.2020.
DC/20/1380	Alteration of dairy roof with internal works and new openings, external landscaping including steps to the house (Listed Building Consent)	Application Permitted on 21.09.2020.

SITE AND SURROUNDINGS:

The application site is within a rural location outside the defined built-up area boundary. The site comprises 135 hectares with an additional 200 hectares rented also within the applicant's ownership. The site comprises a number of existing agricultural buildings located within a yard, with the wider area in agricultural use. A Grade II listed farmhouse towards the north-west of the site.

DETAILED DESCRIPTION:

The notification is under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and seeks a determination as to whether the prior approval of the Council is required in respect of the siting, design and appearance of the proposed barn.

The agricultural building would be approximately 18.3m in length, 12.2m in width with secure space and storage for agricultural machinery. The height of the ridge would be 5.88m, with an eaves height of 4.5m. The floor area would be 223.2m2. The proposed building would be a steel portal frame, similar to the existing buildings on the holding. The walls of the building will be made of concrete panels on the lower portion and timber spaced boarding, with a grey fibre cement roof. The materials will reflect the existing agricultural buildings on site. The land is occupied by a herd of beef cattle, and breeding flock of ewes.

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 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). This Class relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

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 an 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 is no apparent conflict with A.1(a) through (j).

The current agricultural use on the site is livestock rearing, with the land occupied by a herd of beef cattle and a breeding flock of ewes. An agricultural prior approval for an agricultural barn was approved on the site in 2019 (DC/19/1609), this barn was for the storage of straw. The proposed agricultural barn proposes secure storage of hay, feed bags and agricultural machinery. The machine store would accommodate trailers, hay turners, hay rake, dung spreader and a mover. The existing agricultural buildings on the holding are for housing livestock so there is a need for additional storage. The agricultural machinery is currently stored in the open and therefore safe storage is required. 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 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.

A map of the agricultural site has been provided with each building labelled with its current use. This demonstrates where the different housing and storage buildings are. The proposed barn, while an appreciable scale, would be sited at the edge of an existing cluster of agricultural buildings on the holding. Also, the site is of sufficient scale to retain separation from boundaries and the proposed building would be away from the residential part of the site. The siting of the building and the intervening agricultural development is such that there would be no adverse impact on the setting of Nuthurst Farmhouse, a Grade II Listed Building.

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. The materials are similarly considered acceptable.

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 the 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/24/1041
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan		NONE	01.07.2024
Elevation & Floor plan		2961-PL-01	01.07.2024
Elevation plan		2961-PL-01	01.07.2024
Supporting Statement	Planning	NONE	01.07.2024
Supporting Statement	Agricultural	NONE	01.07.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 01.08.2024

Authorising Officer sign/initial RHERMITAGE Date: 06.08.2024