Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0073
Browns Farm, Hollands Lane, Henfield, West Sussex, BN5 9QY

DESCRIPTION:
Application for Approval of Details Reserved by Condition 3, 5 and 6 to approved application DC/22/0083

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/22/0083 | Retrospective application for the installation of a shipping container with open front shelter and covered seating area for use as shop/cafe. | Application Permitted on 12.01.2024 |

PLANNING ASSESSMENT
Planning Application DC/22/0083 was granted consent on 12.01.2024. This permission was for the following:

*Retrospective application for the installation of a shipping container with open front shelter and covered seating area for use as shop/café.*

Consent is sought to discharge the details reserved by conditions 3, 5 and 6: -

**Post Occupation Condition 3**:
*Within 3 months of the date of this decision, a Management Plan detailing all measures and ongoing maintenance and sampling necessary to ensure the water supplied is safe and wholesome and to ensure continuity of supply shall have been submitted to the Local Planning Authority for its approval in writing. 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 Planning Authority.*

*Within one month of the Local Planning Authority's written approval the scheme shall be implemented in full accordance with the agreed details. 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).*

The applicant has not provided any information to address the requirements of condition 3. To meet the condition deadline of 12th April 2024, the applicant submitted this application with a view to provide the information during the consideration of the application. The determination deadline was in June 2024, however the agent advised that the Management Plan would not be available until August 2024. No information was submitted in August 2024.Therefore it is considered that in this case sufficient time has passed to allow for the submission of the Management Plan. Accordingly, it is considered that insufficient information has been provided with regards to condition 3.

**Pre-Occupation Condition 5**:
*Within three months of this decision, cycle parking facilities serving shall have been provided within the site. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.*

*Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).*

To address the requirements of condition 5, the applicant has submitted ref: KCC2985/10 Cycle Parking Plan and a Cycle Parking Facilities Statement. The Cycle Parking Plan illustrates the proposed location of cycle parking to the north of the café container on the eastern side of the café access track. The Cycle Parking Facilities Statement details the design of the cycle parking, which comprises of a wooden structure measuring approximately 2 metres (m) in width and 4.5m in length.

WSCC Highways as the Local Highway Authority (LHA) has reviewed the submitted details and are satisfied that the details will ensure the provision of secure parking for three bicycle in accordance with the WSCC Parking Standards and therefore are satisfied with the details provided in regard to condition 5.

**Pre-Occupation Condition 6**:
*Within three months of this decision details for the storage of refuse and recycling shall have been submitted to the Local Planning Authority for its approval in writing. These facilities shall thereafter be provided in accordance with he agreed details ad be retained as such thereafter.*

*Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015)*

To address the requirements of condition 6, the applicant has submitted drawing ref: KCC2985/11 Storage of Refuse and Recycling (SRR) Plan and a Storage of Refuse and Recycling (SRR) Statement. The SRR Plan illustrates the existing location of recycling and bin storage to the south of the café container. The SRR Statement details the existing bin storage bins and existing storage and collection point at Browns Farm to the west of the application site.

It is considered that the detail contained within the submitted SRR Plan and SRR Statement is sufficient to address the requirements of condition 6 and ensure there are adequate recycling facilities on site.

**Recommendation: Split Decision**

**Consent is hereby GRANTED pursuant to Conditions 5 and 6.**

**Consent is hereby REFUSED pursuant to Condition 3 for the following reason:**

1 Insufficient information has been provided with regards to Condition 3 (Management Plan) thus the Local Plannig Authority are unable to discharge this condition.

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**Plans list for: DISC/24/0073**
(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 |
|---|---|---|---|
| Plans | Cycle Parking Plan | KCC2985/10 | 10.04.2024 |
| Supporting Statement | Cycle Parking Facilities Statement | None | 10.04.2024 |
| Plans | Storage of Refuse and Recycling Plan | KCC2985/11 | 10.04.2024 |
| Supporting Statement | Storage of Refuse and Recycling Statement | None | 10.04.2024 |
| Location Plan | Site Location Plan | KCC2985/08 | 10.04.2024 |

**DELEGATED**

Case Officer sign/initial Stephanie Bryant Date: 17/09/2024

Authorising Officer sign/initial Guy Everest Date: 17.09.2024