Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1998
Muntham Home Farm, The Linseed Farm, Muntham Drive, Barns Green, West Sussex, RH13 0NH

DESCRIPTION:
Prior notification for alterations to existing farm building to provide alternative access and associated track.

RELEVANT PLANNING HISTORY:

None relevant.

SITE AND SURROUNDINGS:

The application site comprises agricultural land of 20 hectares. The application site is within a rural location, outside any defined built-up area boundary. The farm for formerly part of the Muntham House Estate, a large country house now converted into a school lying on the north western outskirts of Barns Green village. The agricultural building itself is not listed, however, the former stables and coach house block in the Muntham House complex is Grade II listed. The application site is not located within a flood zone.

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 alterations to the existing farm building to provide alternative access and associated track.

The proposal is to provide alterative access to an existing agricultural building with an associated track to provide improved access for larger agricultural vehicles. The farms total area is over 5 hectares. The works relate to the alteration of an agricultural building (a) and the formation of a private way (b) with determination sought as to whether or not prior approval is required in line with conditions.

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 (k).

It is noted that on the application form the applicant ticked that the development would be within 25m of a metalled trunk part of a classified road. However, while the roads surrounding the application site are hard durable surfaces, these are not considered 'classified' and therefore the development would be in accordance with A.1(h).

Siting, appearance, and Means of Construction

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 sitting and means of construction of the private way.

Works are proposed to alter the existing agricultural building on site. Two new roller shutter doorways are proposed in the western side of the building with an associated track leading around to this. The existing openings would be blocked up with concrete panels in olive green colour. The proposal involves the laying of hardstanding which would wrap around the agricultural building from the south to north-west side. The new route would be more practical for larger agricultural vehicles as the current access points are constrained by the existing built form. The track would be comprised of grit, type 1 MOT, aggregate and geotextile membrane. The proposed materials would be considered acceptable.

Conclusion

The proposed access and alterations to the farm building are considered to be reasonably necessary for the purposes of agriculture. The proposal would be of a siting, appearance and means of construction that would be anticipated within the agricultural context and is considered appropriate. For these reasons, it is recommended that prior approval is not required.

Recommendation: Prior Approval Not Required

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: DC/24/1998

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Section plan		3164-PL-06	23.12.2024
Location & Block plan	Existing and proposed elevations	24-12-01	23.12.2024
Supporting Statement	Planning and Agricultural	NONE	23.12.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 15.01.2025

Authorising Officer sign/initial RHERMITAGE Date: 17.01.2025