Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/0988
Oaklands House, Cowfold Road, West Grinstead, Horsham, West Sussex, RH13 8LZ

DESCRIPTION:
Prior notification for the erection of 1no. agricultural barn for secure workshop, and agricultural machinery and storage purposes

RELEVANT PLANNING HISTORY:

CF/26/87	Erection of an agricultural building. (From old Planning History)	Withdrawn Application on 18.09.1987		
CF/49/87	Erection of two glasshouses and three polytunnels. (From old Planning History)	Application Refused on 25.11.1987		
CF/49/88	Overhead line (From old Planning History)	Application Permitted on 25.01.1989		
CF/54/87	Agricultural sales and storage building (From old Planning History)	Application Refused on 29.12.1987		
CF/84/87	Agricultural sales and storage building. (From old Planning History)	Application Refused on 29.12.1987		
WG/16/67	Precast silage barn. Comment: B. regs. (From old Planning History)	Application Permitted on 14.03.1967		
WG/18/56	Proposed residential development. Comment: Land parcel no.3400 (From old Planning History)	Application Refused on 06.06.1956		
WG/26/76	Garage. (From old Planning History)	Application Permitted on 08.07.1976		
WG/32/82	Extension to farmhouse. (From old Planning History)	Application Permitted on 23.11.1982		
WG/58/86	Alterations to access and erection of agricultural building. Comment: Also cf/28/86. (From old Planning History)	Application Refused on 07.10.1986		
WG/62/84	Erection of dairy and pig unit buildings with cattle yards. (From old Planning History)	Application Permitted on 20.03.1985		
WG/72/86	Vehicular access. (From old Planning History)	Application Permitted on 02.12.1986		
CF/22/93	Erection of 1 replacement house (outline) Site: Westlands Farm Cowfold Rd Cowfold	Application 28.07.1993	Permitted	on
CF/20/96	Renewal of permission for erection of 1 replacement house (outline) Site: Westlands Farm Cowfold Road West Grinstead	Application 25.07.1996	Permitted	on
CF/6/97	Two-storey extension & double garage Site: Westlands Farm Cowfold Road West Grinstead	Application 29.04.1997	Permitted	on
CF/56/00	Erection of 1 replacement house & triple garage	Application	Permitted	on

	Site: Westlands Farm Cowfold Road West Grinstead	20.12.2000	
DC/08/1994	Single storey outbuilding for pool house, workshop, garden store, machinery and equipment store to replace larger existing outbuildings.	Application 11.11.2008	Permitted on
DC/10/0445	Retention of a steel frame barn to store tractor, trailer and other agricultural equipment.	Application 12.05.2010	Permitted on
DC/17/1151	Oak framed garden room extension with open dining area and front bay addition.	Application 19.07.2017	Permitted on
DC/17/1725	Prior notification for the erection of a 24 x 18m agricultural barn	OBJECTION to Notification 30.08.2017	on
DC/17/2638	Amendment to previous permitted application DC/17/1151 (Oak framed garden room extension with open dining area and front bay addition). Proposed alterations to approved materials and installation of flat skylights.	Application 11.01.2018	Permitted on
DC/17/2815	Erection of a steel framed general purpose agricultural building	Application 08.02.2018	Permitted on
DISC/18/0093	Approval of details reserved by condition 3 to approved application DC/17/2638	Application 10.05.2018.	Permitted on
DC/24/0095	Erection of a part agriculture / part multi-purpose storage barn	Application 10.05.2024.	Refused on

SITE AND SURROUNDINGS:

The application site is within a rural location outside of any defined built-up area boundary. The property is located on the northern side of Cowfold Road to the west of Cowfold. The main house is located to the north east of the proposed agricultural building. The site comprises 7.77 hectares, 6.13 hectares of permanent pasture and 1.43 acres of woodland and ponds.

The main property on the site is a detached dwellinghouse with attached garages linked to the main house. To the north east of the main house is a detached building which was constructed for agricultural use under planning permission DC/10/0445. The main dwelling is not a listed building and does not fall within a conservation area.

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 22.95m in length, 16m in width, with secure workshop space, and space for agricultural machinery and storage. The height to the ridge of the building would be approximately 6.14m, with an eaves height of 3.78m. The roof would comprise green box profile roof sheeting, with roof lights. Two open fronted bays, and two roller/shutter doors are proposed on the front elevation. With vertical boarding and pressed concrete panels on the side elevations.

Oaklands Farm has historically been farmed under grazing and mowing licences but changed back to farming. The planning statement states that there are no buildings suitable for modern agricultural purposes on the holding. The application seeks to erect an agricultural building to hold a small sheep flock of up to 30 head and a hay enterprise will be established on the holding.

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 (l).

Regarding the reasonably necessary use of the barn for agriculture, the agent confirmed that the existing agricultural barn on site approved in 2010 (ref: DC/10/0445) was essential at the time to store agricultural machinery, and this barn is still in use. The agricultural appraisal states that it is proposed for a small sheep flock of up to 30 head and a hay enterprise to be established on the holding. The new barn would bigger to accommodate feed and a workshop, as farming activities are being brought 'in house' and expanding. It is considered that while the previous refusals are noted (DC/17/1725, DC/17/2815) that the use of the site and the need for an agricultural barn has been justified.

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.

The scale of the proposed building represents a large addition to the site; however, the site is of sufficient scale to retain separation from boundaries and away from the residential part of the site. A plan detailing the location of the barn to the trees on site has been submitted and details that the barn

would be situated outside of the root protection areas of all the trees on site. The design and appearance of the barn would be expected for an agricultural barn, with the roof comprising green box profile roof sheeting with rooflights, and vertical boarding and pressed concrete panels on the side elevations. The materials are 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/24/0988
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Agricultural Appraisal	NONE	28.06.2024
Block plan	Tree schedule	NONE	28.06.2024
Floor plan	As proposed	NONE	28.06.2024
Elevation plan	South and East, as proposed	NONE	28.06.2024
Elevation plan	North and West, as proposed	NONE	28.06.2024
Location plan		NONE	28.06.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 25.07.2024

Authorising Officer sign/initial RHERMITAGE Date: 26.07.2024