Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1023
New Inn Farm, West End Lane, Henfield, West Sussex, BN5 9RF

DESCRIPTION:
Prior Notification for the erection of agricultural machinery and equipment storage barn

RELEVANT PLANNING HISTORY:
None directly relevant to this current application.

SITE AND SURROUNDINGS:
The application site comprises agricultural land of approximately 7.7 hectares. The site is accessed via an access track off West End Lane, with the wider surroundings characterised by agricultural fields.

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 a new barn for the storage of agricultural machinery and equipment would require prior approval.

The proposed barn would be approximately 20m in length, have an eaves height of 3.4m and overall height of 5.2m. The proposed materials would be timber cladding and fibre cement on the roof. The barn would provide covered storage for agricultural equipment such as tractors, harrows, rollers, etc. to be used on the farm. There are a number of agricultural buildings already on site, and the proposed barn would sit adjacent to these.

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).

Permitted Development

Class A of Part 6 of 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 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 to (j).

The current agricultural use on the site is the production of hay and sheep grazing. The agent confirmed that there are two existing barns on site, one which is to be converted into a stable barn, pending an application, and the Dutch barn which is open and insecure for the storage of agricultural machinery. Therefore, the new purpose-built agricultural building would give secure and dry storage for farm machinery and the storage of hay. On the basis of the information provided, it is considered that the proposed agricultural building is reasonably necessary for the purposes of agricultural.

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 proposed building is a modern steel frame barn and while of an appreciable scale it would be sited within the edge of an existing cluster of agricultural buildings on the holding, and thus would not appear isolated or detached. The siting of the building and the intervening agricultural development is such that there would be no adverse impact on the setting of New Barn Farm, a Grade II Listed Builidng.

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 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/24/1023
(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
Location plan		24/2202-102	05.07.2024
Elevation & Floor plan	Roof and Section, as proposed	24/2202-4	05.07.2024
Supporting Docs	Application Form	NONE	05.07.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 26.07.2024

Authorising Officer sign/initial Guy Everest Date: 26.07.2024