Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1862
Land West of Trickles Wood, Hole Street, Ashington, West Sussex, RH20 3DE

DESCRIPTION:

Prior notification for the erection of a new agricultural storage barn.

RELEVANT PLANNING HISTORY:

DC/23/2264	Proposed camp site to accommodate no more than 10 tents.	COMMENTS on Consultation on 29.12.2023
DC/24/0921	Prior notification for the creation of a new agricultural access track	Prior Approval Required and REFUSED on 31.07.2024

RELEVANT PLANNING POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015
Schedule 2, Part 6, Class A - agricultural development on units of 5 hectares or more

REPRESENTATIONS AND CONSULTATIONS RESPONSES

None

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. Class A of Part 6 Schedule 2 of the Town and Country (General Permitted Development) Order 2015 relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

The application site comprises agricultural land of approximately 5.2 hectares, east of Hole Street, Ashington. The siting of the proposed new agricultural storage barn is 20 metres south of PROW 2605, and 50 metres east of PROW 3503, approximately. The siting is also approximately 55 metres east of Hole Street which runs south to north and which at this point is a track and comes to a dead end shortly after crossing PROW 2605.

Trickle Wood Stables are located 25 metres to the north. Buildings associated with Hole Street Fisheries are located 100 metres to the northwest with adjacent associated ponds approximately 45 metres to the north of the proposed siting of the new storage barn. Hole Street Nurseries are located to the southwest.

The applicant states the proposed is to re-instate a storage barn on the original footprint of a dilapidated building, with corroded iron stanchions and crumbling brick foundations removed. The site levelled and laid with crushed concrete floor.

Proposed new storage barn measuring 18m long x 8m width, dual pitched roof with 5.4m ridge height, 4.2m eaves height. Materials to use modern steel frame construction with metal box section cladding on walls and roof. Metal coated plastisol box profile sheets 0.5mm thick for side walls and gable ends, Juniper Green colour. Roof to be metal coated plastisol box profile sheets 0.7mm thick and will include 6 GRP rooflight sheets. Juniper green and clear

It is set out in the submitted details that the land is in use for rearing Goats, Sheep and Cattle. The proposed barn is for storage space required for hay and animal feed. Also, to securely store plant and machinery.

It is considered that on the basis of the available information that the development would be reasonably necessary for the purposes of agriculture. Further, the proposal would not conflict with any limitations set out in Part 6, A.1

The Council is required to consider whether its prior approval is required in respect of the siting, design and external appearance of the building.

The proposed barn would be in appearance rectangular in shape and reflects other steel frame agricultural buildings in the area, being external steel box profile sheet cladding to the walls and a pitch roof. In dimensions and materials, and with intervening vegetation and boundary screening the visual impact of the barn would not be unusual as an agricultural building in the area.

The barn has a simple functional design reflecting a modern agricultural building and will be used for the storage of hay, animal feed and agricultural plant and machinery. It would not be of an unexpected design or external appearance in this location, with the form and appearance appropriate to the intended use.

The siting, design, and appearance of the building is considered to reflect the rural context of the surroundings, with the building positioned in a location which would have an acceptable visual impact. It is noted that the building will not be sited adjacent to the site boundary and it is not considered that the siting would have an adverse impact on any neighbouring residential privacy or amenity given the nature of the surrounding development, the distance to nearest neighbouring property, boundary screening and the mature landscaping limiting views. On this basis, it is considered that prior approval is not required for the siting, design or external appearance of the building.

Recommendation: Prior Approval Not Required

NOTE TO APPLICANT
The site lies within the Sussex North Water Supply Zone where Natural England has advised that water extraction cannot be concluded as having no adverse effect on the integrity of the Arun Valley Special Area Conservation (SAC), the Arun Valley Special protection Area (SPA) and the Arun Valley Ramsar Site.

It is a condition of Permitted Development (Article 3(1) of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended) that development likely to have a significant effect on a European Site "must not be begun" until an application has been made to Natural England for its opinion as to whether the development is likely to have a relevant effect. For further information on this process see Regulations 75 to 77 of the Conservation of Habitats and Species Regulations 2017 (General Development Orders), and the following link: -

https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/regulation-77-conservation-of-habitats-and-species-regulations

The Applicant is advised that any development commenced without compliance with Regulation 75 of the Conservation of Habitats and Species Regulations 2017.

NOTE TO APPLICANT – GREAT CRESTED NEWTS
The application site is within a red Impact Risk Zone for Great Crested Newts as modelled by district licence mapping. Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Development taking place under the Town & Country Planning (General Permitted Development) (England) Order 2015 does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

Plans list for: DC/24/1862
(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		none	09.12.2024
Elevation & Floor plan	proposed barn	none	05.12.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.12.2024

Authorising Officer sign/initial ..... Date: .....