Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0129
Chanctonbury Nurseries, Rectory Lane, Ashington, Pulborough, West Sussex, RH20 3AS

DESCRIPTION:
Application for approval of details reserved by conditions 7 & 14 to approved application DC/22/0372

RELEVANT PLANNING HISTORY:

DC/22/0372	Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping.	Application Permitted on 05.09.2023

PLANNING ASSESSMENT
Planning Application DC/22/0372 was granted consent on 04/09/2023. This permission was for the following: **Demolition of existing buildings and erection of 74 dwellings with associated parking and landscaping.**

Consent is sought to discharge the details reserved by conditions 7 and 14.

Condition 7:
Pre-Commencement Condition: No development shall commence until a plan detailing all trees and planting to be removed, and all trees to be retained on and adjacent to the site, including means for their protection during construction work, has been submitted to and approved, in writing, by the Local Planning Authority. Development shall be carried out in accordance with the approved details and no trees or hedges shown to be retained shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and policy ASH5(B) of the Ashington Neighbourhood Plan.

The Council's Tree Officer has reviewed the submitted details, and although the information includes a fair assessment of the quality of tree stock within and outside of the site's boundary, the proposed protection means throughout the development and the potential impact on retained trees, there is some further information requested to clarify the submitted details before the condition can be satisfactorily discharged.

The applicant has been advised of the information necessary but to date, no additional details have been forthcoming to respond to the outstanding queries. The requirements of the condition have therefore not been satisfied.

Condition 14:
Pre-Occupation Condition: Notwithstanding the submitted plans, no part of the development hereby permitted shall be first occupied until full revised details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local
Planning Authority. The details shall include plans and measures addressing the following:
- Details of all existing trees and planting to be retained as required under Condition 7

- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of cycle storage provisions and refuse / recycling bin locations
- Details of all boundary treatments
- Ecological enhancement measures set out in (The Ecology Co-Op, December 2021)
- Co-ordination with the utilities layout as required under Condition 9

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or
hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5
years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015) and policy ASH5(B) of the Ashington Neighbourhood Plan.

The Council's Landscape Officer has reviewed the submitted details, and there is some further information requested before the condition can be satisfactorily discharged.

The applicant has been advised of the information necessary but to date, no additional details have been forthcoming to respond to the outstanding queries. The requirements of the condition have therefore not been satisfied.

Recommendation: Application Refused

Reason(s) for Refusal:

1. Insufficient information has been provided in relation to the submitted AMS and service plans. Therefore, Condition 7 of DC/22/0372 cannot be discharged at the current time.

2. Insufficient information has been provided in relation to the submitted landscape management plan and planting details. Therefore, Condition 14 of DC/22/0372 cannot be discharged at the current time.

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: DISC/24/0129
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Arboriculture Method Statement		24.05.2024
Supporting Docs	Existing Tree Schedule		24.05.2024
Plans	Tree Protection Drawing	RCo339-02	24.05.2024
Plans	Planting Schedule and Details	DD677D01	24.05.2024
Plans	Detailed Planting Plan - 1 of 3	DD677L01	24.05.2024
Plans	Detailed Planting Plan - 2 of 3	DD677L02	24.05.2024
Plans	Detailed Planting Plan - 3 of 3	DD677L03	24.05.2024
Supporting Docs	Landscape Management Plan		24.05.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 29.08.2024

Authorising Officer sign/initial Adrian Smith Date: 29/08/2024