Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0120
Cart Shed, Court Farm, West Chiltington Lane, Coneyhurst, Billingshurst, West Sussex, RH14 9DL

DESCRIPTION:
Application for Approval of Details Reserved by Condition 2 to approved application DC/18/1020

RELEVANT PLANNING HISTORY:

DC/18/1020	Prior approval for a proposed change of use of agricultural building to a dwelling house (forming one unit Class C3)	Prior Approval Required and REFUSED on 16.07.2018
DISC/20/0041	Approval of details reserved by condition 1 to approved application DC/18/1020	Permitted 29.04.2020

PLANNING ASSESSMENT
Planning Application DC/18/1020 was allowed on Appeal dated 24th June 2019. This permission was for the following:
The development proposed is change of use of agricultural building to a dwelling house (forming one unit Class C3) under Class Q , Paragraph Q.2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Consent is sought to discharge the details reserved by conditions 2.

Condition 2:
Prior to first occupation of any part of the development hereby permitted, a contamination verification plan shall be submitted to and approved in writing, by the Local Planning Authority. The verification plan shall provide details of the data collected in order to demonstrate that the works set out in condition 1) are complete, and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The submitted details have been reviewed by the Council's Environmental Health team, noting that a preliminary risk assessment in relation to contamination have previously been submitted for review and formal discharge under condition 1 of DC/18/1020, in April 2020 (DISC/20/0041).

The requirements of condition 2 are therefore considered to be satisfactory and the condition has been satisfied.

Recommendation: Application Permitted

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/24/0120
(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
Supporting Docs	Contamination Report July 2023	5128	20.05.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 19.06.2024

Authorising Officer sign/initial Adrian Smith Date: 19/06/2024