Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0034
Broomlands Farm, Robin Hood Lane, Warnham, West Sussex, RH12 3RR

DESCRIPTION:
Approval of details reserved by conditions 11,13,14,15, and 17 to approved application DC/20/0716

RELEVANT PLANNING HISTORY:

DC/20/0716	Part demolition of central part of the agricultural building and conversion of the remaining parts of the building to create 2No. 3 bedroom dwellings and 2No. 4 bedroom dwellings with associated external alterations, car parking and landscaping.	Application Permitted on 24.07.2020

PLANNING ASSESSMENT

Planning Application DC/20/0716 was granted consent on 24.07.2020. This permission was for the following:

Part demolition of central part of the agricultural building and conversion of the remaining parts of the building to create 2No. 3 bedroom dwellings and 2No. 4 bedroom dwellings with associated external alterations, car parking and landscaping.

Consent is sought to discharge the details reserved by conditions 11, 13, 14, and 15.

Condition 11:

Pre-Installation Condition*: Prior to their installation, details of the proposed swift bricks shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:*

a) The location of each swift brick, including elevations at a scale of at least 1:20;
b) A manufacturer's specification of each unit to be installed;
c) An installation method for each unit, including details of the material within each elevation to be removed, and;
d) Details of making good to disturbed materials.

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter, unless otherwise agreed to in writing by Local Planning Authority.

Reason: To secure biodiversity enhancements and in accordance with Policy 31(2) of the Horsham District Planning Framework (2015).

The submission included details of the proposed swift bricks to be installed within the development, including their location and specification. Following consultation with the Council's ecological consultant, no objection was raised in regards to the submitted detail. The detail is therefore considered sufficient pursuant to condition 11.

Condition 13:

***Pre-Occupation Condition**: No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.*

Reason: To provide sustainable travel options in accordance with current sustainable transport policies, in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The submission included details of the proposed cycle parking storage, which comprises a utility building to the west of the site for cycle and bin storage. Following consultation with WSCC Highways, no objection was raised with regards to the proposed detail. The submitted detail is therefore considered sufficient pursuant to condition 13.

Condition 14:

***Pre-Occupation Condition**: No part of the development shall be first occupied until the electric vehicle charging spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. This detail shall include:*

a) The location of the 2x electric vehicle charging spaces, and;

b) Details of the proposed infrastructure to the 2x 'passive' electric vehicle charging spaces to enable the future installation of the additional electric vehicle charging spaces.

The works shall thereafter be undertaken in accordance with approved details and retained as such, unless otherwise agreed to in writing by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies, in accordance with Policy 40 of the Horsham District Planning Framework (2015).

The submission included details of the proposed EVC points, which comprises 4x units in addition to their specification. Following consultation with WSCC Highways, no objection was raised with regards to the proposed detail. The submitted detail is therefore considered sufficient pursuant to condition 14.

Condition 15:

***Pre-Occupation Condition**: A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory, nor result in adverse harm to neighbouring amenity.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the Local Planning Authority to discharge its duties under the UK Habitats Regulations 2017, the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and Policies 31 and 33 of the Horsham Development Framework (2015).

The submission included details of the proposed methods of external lighting, which comprises low level and downlit units. Following consultation with the Council's ecological consultant, no objection was raised with regards to the proposed detail. The submitted detail is therefore considered sufficient pursuant to condition 15.

Condition 17:

Pre-Occupation Condition*: Prior to the first occupation of any part of the development hereby permitted, full 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:*

a) Details of all hard surfacing materials and finishes
b) Details of all boundary treatments
c) Details of all external lighting
d) Details of all bin stores, cycle stores and other ancillary structures

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 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. The boundary treatments, external lighting, bin stores, cycle stores and other ancillary structures shall be built in accordance with the approved details and thereafter retained as such unless otherwise agreed to in writing by the Local Planning Authority.

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).

The submission included a detailed landscaping plan, illustrating the hard and soft landscaping treatments, boundary treatments, in addition to the details of external lighting and cycle/bin stores as above. Further to revisions received on 30 April 2024 following consultation with the Council's landscaping team, no objection was raised with regards to the proposed detail. The submitted detailed is therefore considered sufficient pursuant to condition 17.

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/24/0034
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Layout plan	External Lighting Scheme	PL213	13.03.2024
Layout plan	High Speed Internet Structure	PL214	13.03.2024
Details plan	Landscape proposals	P894 001 REV A	30.04.2024
Layout plan	Swift Box and House Martin Cup Location	PL210	13.03.2024
Layout plan	EV Charging Points	PL211	13.03.2024

Layout plan	Cycle and Refuse/Recycling Utilities Store Location	PL212	13.03.2024
Supporting Statement	Fast Charging Data Sheet	NONE	13.03.2024
Supporting Statement	Agent Cover Letter	NONE	13.03.2024

DELEGATED

Officer sign/initial RHERMITAGE Date: 03.06.2024