Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0116
Blakers Yard, Worthing Road, Dial Post, Horsham, West Sussex, RH13 8NH

DESCRIPTION:
Application for Approval of Details Reserved by Condition 9 to approved application DC/20/1869

RELEVANT PLANNING HISTORY:

DC/20/1869	Variation of Conditions 1 (Plans), 3 (CEMP), 6 (Drainage), 8 (Access), 13 (Splays), 15 (Landscape), 16 (Landscape MP) and 17 (SuDS Verification) of previously approved application DC/17/1000 (Outline Planning Application for the conversion and extension of an existing building to provide 250sqm of flexible commercial floor space (A1 and B1 Use Classes), demolition of other existing buildings and erection of 12 No. dwellings, and associated landscaping and parking. All matters reserved except access) Relating to the location and phasing strategy plan.	Application Permitted on 23.12.2020

PLANNING ASSESSMENT
Planning Application DC/20/1869 was granted consent on 23/12/2020. This permission was for the following:
Variation of Conditions 1 (Plans), 3 (CEMP), 6 (Drainage), 8 (Access), 13 (Splays), 15 (Landscape), 16 (Landscape MP) and 17 (SuDS Verification) of previously approved application DC/17/1000 (Outline Planning Application for the conversion and extension of an existing building to provide 250sqm of flexible commercial floor space (A1 and B1 Use Classes), demolition of other existing buildings and erection of 12 No. dwellings, and associated landscaping and parking. All matters reserved except access) Relating to the location and phasing strategy plan.

Consent is sought to discharge the details reserved by condition 9.

Condition 9:
Pre-Commencement (Lighting) Condition: No external lighting shall be installed until a bat sensitive lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The submitted lighting scheme shall be produced in accordance with the recommendations made in the bat survey reports (by Arbtech, dated 28 April 2017 and 19 July 2017). The lighting shall be implemented in full accordance with the approved details prior to their first use and shall be retained as such thereafter.

Reason: To provide ecological protection and enhancement in accordance with the Conservation of Habitats & Species Regulations 2010 (as amended), NPPF and Policy 31 of the Horsham District Planning Framework.

The Council's Ecological Consultant has reviewed the submitted details set out in Ecological Lighting Report (David Archer Associates, May 2024) and Proposed External Lighting Layout Drawing No. J003948-TDC-9 (WS Planning & Architecture, April 2024), and is satisfied that the proposed measures are acceptable if implemented.

The requirements of the condition have therefore 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/24/0116
(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
Plans	Proposed External Lighting Layout	J003948-TDC-9	22.05.2024
Supporting Docs	Covering Letter	J003948	22.05.2024
Supporting Docs	Ecological Lighting Report		22.05.2024

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 24.06.2024

Authorising Officer sign/initial Adrian Smith Date: 25/06/2024