Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/25/0065
Crays Barn, Crays Lane, Goose Green, Pulborough, West Sussex, RH20 2LR

DESCRIPTION:

Prior Notification for the erection of an agricultural barn. Formation of a gravel track along the northern boundary edge linking the barn to an existing site access onto a private access road.

RELEVANT PLANNING HISTORY:

DC/20/1870	Demolition of 2No. agricultural buildings and the erection of 3No. dwellings.	Application Permitted on 18.03.2021
DC/19/1402	Prior approval for the change of use from an agricultural building to (C3 Use class) to form 4no dwellings.	Prior Approval Required and PERMITTED on 02.09.2019
DC/21/2144	Demolition of 2No. agricultural buildings and the erection of 3No. dwellings (revision of DC/20/1870).	Application Permitted on 03.02.2022
DC/24/1268	Variation of Condition 1 of previously approved application reference DC/21/2144 (Demolition of 2No. agricultural buildings and the erection of 3No. dwellings). Variation to allow amendments to siting, design and form of Plots 1, 2 and 3 and layout of car parking.	Application Refused on 11.11.2024

SITE AND SURROUNDINGS:

The application site is located to the west of Peacocks Lane and would utilise the existing gated access to the site. The barn would be set back within the site and would have an area of hardstanding immediately outside the barn to its western side connected to the main road via the proposed access track. The red line boundary would include the agricultural fields between Peacocks Lane and Crays Lane.

DETAILED DESCRIPTION:

This notification seeks prior approval under Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 to form an agricultural barn and a gravel track with a turning area in advance of the principal elevation. The barn would be in green corrugated steel panels, roller shutter doors and would have a shallow pitch. The width of the barn would be 27.48metres and a depth of 12.48 metres. The eaves height would be 4.6 metres and would have a ridge height of 6.27 metres.

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

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

None relevant

Parish Comments:

Thakeham Parish Council (TPC) Objects to the application as there is not enough information on the application to satisfy a recommendation of support.

TPC cannot ascertain what farming activities are taking place on the property to necessitate the construction of a new building. Furthermore, TPC what like to ask what size is the farming operation? There have been previous applications for barns. Some have been completed. TPC note that there are empty barns on site that could be used – why a new one?

Some barns have also been converted and TPC would like to see conditions placed on this property to prohibit potential flipping via a Class Q as a quick turnaround for property development unless a documented reason has been clearly given.

Furthermore, TPC believe that the site is under 5 hectares which would rule out the construction of a barn. TPC feel that the application is missing many details and would welcome the chance to review the application again, if HDC would defer the application in order for the applicant to provide a more comprehensive application, which could list the information that would alleviate TPC concerns.

Representations:

None received

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

Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to "*the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –*

a) Works for erection, extension, or alterations of a building; or
b) Any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within the unit."

The permitted development right is subject to a number of provisions and conditions. The current use on site is agricultural, with the land being leased to a farmer producing straw. There is another barn within the applicant's ownership known as Long Barn, with Springs fields, Peacocks Field and Seven Acre Field being respectively 5 acres, 7 acres and 8 acres. There are other agricultural buildings within the applicant's ownership, being the barn known as Long Barn.

Further information was requested relating to the requirement for a barn of this scale, where there are two barns within the same agricultural unit in close proximity to the proposed new barn. The applicant has responded that the building needs to be of an appropriate scale to allow for a modern tractor with an attached baler and storage of cylindrical bales of straw. The other barn (Long Barn) within the applicant's ownership is stated by the applicant to be old and limited in height which would be inappropriate for the required operations with the tractor being approximately 3.5/4 metres in height. The barns would need to meet the requirements of modern tractor equipment, which provides some justification for how the barn is necessary. The proposal is considered to accord with the above requirement.

Development is not permitted A.1 if-

(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

- The parcel forming the unit would be greater than 1 hectare.

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

- The land forming the agricultural unit had previously included all buildings within Crays Farm which included the commercial buildings, Crays Barn, Long Barn, High Barn and the Lodge in addition to the agricultural fields themselves. The ownership and uses have been divided up to include the commercial and residential uses such that they are not considered to form one agricultural unit. The development would be in accordance with this criteria.

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

- There is no conflict with the above criteria.

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

- There is no conflict with the above criteria.

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or

(ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

There is no conflict with the above criteria.

(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

There is no conflict with the above criteria.

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

There is no conflict with the above criteria.

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;

There is no conflict with the above criteria.

(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

There is no conflict with the above criteria.

(j)i t would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming;

There is no conflict with the above criteria.

(k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—

(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or

(ii) is or would be within 400 metres of the curtilage of a protected building or

N/A

(l) the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

There is no conflict with the above criteria.

Siting, Design and External Appearance (*Proposed Building)*

The proposed building would be located in an undeveloped area of the site but set to the north of Crays Barn, a residential property. The existing use of the site would not be altered such that the proposed development would not be considered to result in additional or more intensive agricultural activities such that the siting is not unexpected in this rural location and would be screened from wider views from the streetscene by the existing site boundary hedge and would not be particularly visible from wider public views given the siting away from the streetscene.

The proposed building would be of a design, form and appearance anticipated within the countryside, with the level of hardstanding considered appropriate for the size of the building. The design and external appearance of the building is therefore considered acceptable.

Siting and Means of Construction (*Access and Track*)

The siting of the proposed access track and is also considered acceptable, with the existing access to the site from Peacocks Lane remaining. The access to the barn would be acceptable in terms of appearance and form, and whilst the means of construction have not been submitted, as the track is a an acceptable width for the operations within the site and would be relatively simple to lay the gravel track.

Conclusion

The proposed barn would accord with the relevant requirements of Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context.

Recommendation: Prior Approval not Required and approved

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: DC/25/0065
(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	Location Plan	PD-GA-01	17.01.2025
Site plan	Existing Site Plan	PD-GA-02	17.01.2025
Site plan	Proposed Site Plan	PD-GA-03	17.01.2025
Layout plan	Proposed Site Layout	PD-GA-04	17.01.2025
Elevation & Floor plan	Proposed Agricultural Barn	PD-GA-05	17.01.2025

DELEGATED

Case Officer sign/initial Hannah Darley Date: 1st April 2025

Authorising Officer sign/initial Tamara Dale Date: 07 April 2025