Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1892
Land adjacent to Redlands Farm, Rock Road, Washington, Pulborough, West Sussex, RH20 3BQ

DESCRIPTION:

Prior notification for the erection of a forestry building / barn.

RELEVANT PLANNING HISTORY:

DC/22/0921	Prior notification for the erection of 2no dry storage buildings.	Prior Approval Required and REFUSED on 26.07.2022

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

One representation of objection received from Redlands Farm House, stating that the application is incorrectly using the address 'Redlands Farm'. Also, there has been no apparent operational business activity on site since 2009. The scale of the proposed barn will be viewable from the nearby public footpath.

One further representation of objection received from a residential property (Crofters, Rock Road Washington) stating concern of no detail of proposed use. No apparent forestry business running on the site at present to need such a large building.

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

The main issue is whether prior approval is required for the proposed development under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Class A of Part 6 Schedule 2 of the Town and Country (General Permitted Development) Order

2015 relates to agricultural development on units of 5 or more hectares for among other things, the erection of a building.

The application site lies outside of any built-up area, within a countryside location to the west of Rock Road, Washington. The location of the proposed building / barn would be 190 metres west of the Rock Road and would be accessed via an existing track and pair of steel agricultural gates the west side of the highway.

Gerry Thurgood has provided a supporting statement consisting of a 'Licence to Fell Growing Trees' issued by the Forestry Commission, stating that the licence gives the applicant permission under section 10 of the Forestry Act 1967 as amended to fell trees described in Part 1 of the licence and in the areas, at Redland Farm, shown on the appended maps. The felling permissions in this licence expire on 06 Nov 2029.

The licence allows 'Regeneration Felling' to species consisting of 'ash / Norway spruce / alder / mixed broadleaves' in an area of 2 hectares (estimated volume 130 sq.m). The licence also allows 'Thinning' to species consisting of 'mixed broadleaves / mixed conifers' in an area of 2.5 hectares (estimated volume 60 sq.m).

The details submitted state that the new proposed building / barn is for forestry use, measuring 25 metres depth (north and south elevations), 18 meters width (east and west elevations), shallow dual pitched roof with ridge height of 3 metres, eaves height 2.2 metres. The front (east) elevation to have a vehicle access door and pedestrian access door. Materials for walls and roof composed of Galvanised Metal Profile Sheeting in juniper green colour.

Further information submitted by the applicant details the proposed barn floor plan and that the space is needed due to the amount of equipment required to be stored as well as required storage of felled trees. The applicant is also looking to purchase additional equipment to be stored in the building. Space is also required within the building for potting out, planting, propagation and the growing of saplings to a healthy state before planting out on site.

The applicant intends to plant a significant number of fruit trees (up to 1000) on the site with the intention to establish a Forestry / Horticultural holding. Following the granting of the new felling licence and approval for the proposed barn, the site will be formally registered for Forestry / Horticultural / Agricultural purposes.

The proposed building / barn would serve an area of land totalling 7ha. The land on which the proposed development would be located is stated as having been in use for other agricultural purposes for a period of 27 years.

It is acknowledged that concerns have been raised as to the historic absence of activity on the site, with an earlier prior notification refused for this reason. The current application is though accompanied by additional information, and historical (non)use would not be a reason to withhold prior approval in relation to the potential for increased agricultural and / or forestry activities on the site. It is considered that on the basis of the available information that the development would be reasonably necessary for the purposes of agriculture. Further, the proposal would not conflict with any limitations set out in Part 6, A.1. It is noted that the GPDO includes provisions in the event of the building no longer being used for its stated purpose.

The Council is required to consider whether its prior approval is required in respect of the siting, design and external appearance of the building, no other considerations can be taken into account.

The location of the proposed barn building would in appearance be rectangular in shape and is to reflect other steel frame agricultural buildings of the wider area, being external steel box profile sheet cladding to the walls and a pitch roof. In dimensions and materials, it would not be unusual or unexpected in this location and is befitting of its intended use.

The building would be sited at a location at a distance of 190m west of the highway, and the nearest PRoW being 200m (approx.) to the northwest. The nearest neighbouring property being 150m to the

southeast. Views from the public would be limited by established boundary vegetation at the boundaries of the site and to the highway and separation distance.

The barn has a simple functional design reflecting a modern agricultural building and will be used for the forestry works associated with the forestry commission licence. It would not be of an unexpected design or external appearance in this location, with the external form and appearance appropriate to the intended use.

Following clarification of proposed use of the building, the siting, design and appearance of the building is considered to reflect the rural context of the surroundings, with the building that is positioned in a location which is not considered to have an unacceptable visual impact. It is noted that the building will not be sited adjacent to the site boundary and it is not considered that the siting would have an adverse impact on any neighbouring residential privacy or amenity given the separation distances and intervening mature landscaping and development. On this basis, it is considered that prior approval is required and permitted for the siting, design or external appearance of the building.

Recommendation: Prior Approval Required and Permitted

NOTE TO APPLICANT

- This decision relates solely to whether the prior approval of the local planning authority was required as to the siting, design and external appearance of the development. If further confirmation is required that the proposal constitutes permitted development, an application should be submitted for a certificate of lawful use or development under Section 192 of the Town and Country Planning Act 1990 (as amended).

- The site lies within the Sussex North Water Supply Zone where Natural England has advised that water extraction cannot be concluded as having no adverse effect on the integrity of the Arun Valley Special Area Conservation (SAC), the Arun Valley Special protection Area (SPA) and the Arun Valley Ramsar Site.

  It is a condition of Permitted Development (Article 3(1) of the Town & Country Planning (General Permitted Development) (England) Order 2015, as amended) that development likely to have a significant effect on a European Site "must not be begun" until an application has been made to Natural England for its opinion as to whether the development is likely to have a relevant effect. For further information on this process see Regulations 75 to 77 of the Conservation of Habitats and Species Regulations 2017 (General Development Orders), and the following link: -

  https://www.horsham.gov.uk/planning/water-neutrality-in-horsham-district/regulation-77-conservation-of-habitats-and-species-regulations

  The Applicant is advised that any development should not be commenced without compliance with Regulation 75 of the Conservation of Habitats and Species Regulations 2017.

Plans list for: DC/24/1892
(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		LOC1 REV A	06.12.2024
Block plan		PBP REV A	06.12.2024
Floor plan		PFP REV B	13.01.2025
Roof plan		PRF REV A	06.12.2024
Elevation plan		PEV REV A	06.12.2024

DELEGATED

Case Officer sign/initial Steve Astles Date: 24.01.2025

Authorising Officer sign/initial ..... Date: .....