Horsham District Council

# DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0089
The Mill, Brooks Green Road, Coolham, West Sussex, RH13 8GR

DESCRIPTION:
Application for Approval of Details Reserved by Condition 5 to approved application DC/23/1509

RELEVANT PLANNING HISTORY:

| | | |
|---|---|---|
| DC/23/1509 | Variation of condition 1, 9 and 11 of previously approved application reference: DC/21/1600 (Demolition of 4 no existing commercial buildings/structures and erection of 2 no new light industrial and retail buildings (Use Class E), with car parking, outdoor storage, landscaping and associated works.) Relating to: Lower building into site a further 200mm; Raise lower barn eaves height by 200mm; Raise upper barn eaves height by 400mm; Stretched upper barn by 2 metres on the south side, closer to the boundary (Field side); Increased size of customer area on first floor; Added a wall on the ground floor, south elevation to support first floor; South elevation of the ground floor showroom removal of one window (formerly 6 now 5) with an additional opening proposed in the wall nearer to the gable; and Relocation of parking spaces and gate details. | Application Permitted on 22.11.2023 |

PLANNING ASSESSMENT
Planning Application DC/23/1509 was granted consent on 22.11.2023. This permission was for the following:

**Variation of condition 1, 9 and 11 of previously approved application reference: DC/21/1600 (Demolition of 4 no existing commercial buildings/structures and erection of 2 no new light industrial and retail buildings (Use Class E), with car parking, outdoor storage, landscaping and associated works.) Relating to: Lower building into site a further 200mm; Raise lower barn eaves height by 200mm; Raise upper barn eaves height by 400mm; Stretched upper barn by 2 metres on the south side, closer to the boundary (Field side); Increased size of customer area on first floor; Added a wall on the ground floor, south elevation to support first floor; South elevation of the ground floor showroom removal of one window (formerly 6 now 5) with an additional opening proposed in the wall nearer to the gable; and Relocation of parking spaces and gate details.**

Consent is sought to discharge the details reserved by condition 5:-

*Pre-Commencement (Slab Level) Condition: No development above ground floor slab level shall take place until a Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:*

*a) Purpose and conservation objectives for the proposed enhancement measures;*
*b) detailed designs to achieve stated objectives;*
*c) locations of proposed enhancement measures by appropriate maps and plans;*
*d) persons responsible for implementing the enhancement measures;*
*e) details of initial aftercare and long-term maintenance (where relevant).*

*The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.*

*Reason: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).*

The application is accompanied by biodiversity enhancement strategy. Following consultation with the Council's Ecologist the submitted details are considered acceptable and would provide the necessary enhancement measures set out as part of the initial planning permission. The details provided are therefore acceptable.

**Recommendation: Application Permitted**

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**Plans list for: DISC/24/0089**
(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 | Letter from Firstplan | | 25.04.2024 |
| Supporting Docs | Supporting Document Covered In Another Document - Planning statement | | 25.04.2024 |
| Supporting Docs | Biodiversity Enhancement Strategy | | 25.04.2024 |

**DELEGATED**

Case Officer sign/initial Halima Chowdhury Date: 11.06.2024

Authorising Officer sign/initial Guy Everest Date: 13.06.2024