Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/25/0463
Ivorys, Burnthouse Lane, Cowfold, West Sussex, RH13 8DQ

DESCRIPTION:
Prior notification for the erection of Storage Barn and workshop for the agricultural equipment

RELEVANT PLANNING HISTORY:

DC/18/0312	Non-material amendments to previously approved application DC/16/1738 (conversion of former swimming pool and changing rooms to 3 student flats. Provision of 2 parking spaces). Alterations to approved windows and doors sought.	Application Permitted on 19.03.2018.
DC/24/1618	Change of Use of former squash court to provide new offices (Class E(c)).	Application Permitted on 02.04.2025.

SITE AND SURROUNDINGS:

The total area of the entire agricultural unit is 610 sqm. The site is accessed via an access track off Maplehurst Road, with the wider surroundings characterised by equestrian facilities such as stables and agricultural fields.

DETAILED DESCRIPTION:

This notification is under Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and seeks a determination as to whether a storage barn and workshop for the storage of agricultural equipment would require prior approval.

The proposal seeks to erect a storage barn for the storage of agricultural equipment. The barn would have a length of 31m, eaves height of 5.9m, breadth of 29m, and overall height of 7m.

RELEVANT PLANNING POLICIES
National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 26 - Strategic Policy: Countryside Protection
Policy 33 - Development Principles
Policy 38 - Strategic Policy: Flooding
Policy 41 – Parking

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 (GPDO).

Permitted Development

Class A of Part 6 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 the erection, extension, or alteration of a building; or*
b) *any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit".*

The permitted development right is subject to a number of provisions and conditions. There is no apparent conflict with A.1(a) to (l).

The current agricultural use on site is as part of the Camelia Botnar Foundation, which operates various projects across the Estate. The applicant confirmed with photographs, the agricultural equipment, as well as provided confirmation that the current storage building is unsuitable due to being remote from the main training facilities and the current access is not sufficient for the larger machines. The new proposed barn would secure high-value machinery and a dry area to maintain this equipment. On the basis of the information provided, it is considered that the proposed agricultural building is reasonably necessary for the purposes of agriculture.

Siting, Design and Appearance

Article A.2(2)(a)(i) of Class A Part 6 of Schedule 2 of the GPDO imposes a condition on permitted development to determine whether prior approval is required for the siting, design, and external appearance.

The proposed building while of an appreciable scale would be sited within a cluster of other agricultural buildings on the holding and thus would not appear isolated or detached. The application form states that the materials used will be brick and metal cladding, with the brick to match the existing adjacent building and green cladding to also match the adjacent buildings. The roof would be metal clad, and this would also be green. While no elevation plans have been provided, it is considered that based on the information provided, the proposed agricultural barn would be of a suitable design and appearance.

The design and external appearance are what would be expected for an agricultural building and taking into account the specific nature of the intended use.

Conclusion

The proposed structure is considered to be reasonably necessary for the purposes of agriculture. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons, it is recommended that Prior Approval is not required.

Recommendation: Prior Approval not required

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/25/0463

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Site plan	Existing	ARC/ 063/24/05	25.03.2025
Location & Site plan	Proposed	ARC/ 063/24/10	25.03.2025

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 15.04.2025

Authorising Officer sign/initial RHERMITAGE Date: 16.04.2025