Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/24/0218
Hilltop Country Park, Emms Lane, Brooks Green, West Sussex, RH13 0TR

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/23/1235

RELEVANT PLANNING HISTORY:

DC/23/1235	Change of use of the land from agricultural to the use as a holiday caravan park for forty-seven static caravans for holiday use from 1st February to 5th January	Application Permitted on 17.06.2024

PLANNING ASSESSMENT

Planning Application DC/23/1235 was granted consent on 17.06.2024. This permission was for the following:

Change of use of the land from agricultural to the use as a holiday caravan park for forty-seven static caravans for holiday use from 1st February to 5th January

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement Condition*: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.*

i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The submission included a detailed plan illustrating the location of the plant, storage, site offices, in addition to the location of the wheel washing facilities if needed. An email from the application dated 21.10.2024 confirmed that a 1000 L Industrial Rainwater Jet Wash Suppression Unit with regard to dust suppression. The Council's Environmental Health Officers and WSCC Highways have been consulted on the proposed detail, and have raised no objection to the proposed arrangement. The submitted detail is therefore considered sufficient pursuant to condition 3.

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/24/0218
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Site Plan	3G-Hiltop-02 Rev C	27.08.2024
Supporting Docs	Email received 21.10.2024 re. 1000L Industrial Rainwater Jet Wash Suppression Unit with regard to dust suppression		21.10.2024

DELEGATED

Case Officer sign/initial RHERMITAGE Date: 21.10.2024

Authorising Officer sign/initial TDALE Date: 21.10.2024