Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0156
Northwood Forestry, Goose Green Lane, Goose Green, Pulborough, West Sussex, RH20 2LW

DESCRIPTION:
Application for approval of details reserved by condition 5 to approved application DC/22/1344

RELEVANT PLANNING HISTORY:

DC/22/1344	Change of use of part of building from commercial storage (Class B8) to offices (Class E) with associated alterations, together with the use of the approved offices in buildings 1 and 3 (Class E) as storage (Class B8).	Application Permitted on 27.01.2023

PLANNING ASSESSMENT

Planning Application DC/22/1344 was granted consent on 27.01.2023. This permission was for the following:

Change of use of part of building from commercial storage (Class B8) to offices (Class E) with associated alterations, together with the use of the approved offices in buildings 1 and 3 (Class E) as storage (Class B8).

The application seeks the approval of condition 5 of the above permission, condition 5 states: -

Condition 5:

Pre-Occupation Condition: *The use(s) hereby permitted shall not commence until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:*

- *Details of all existing trees and planting to be retained*
- *Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details*
- *Details of all hard surfacing materials and finishes*

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

In response to the above condition the applicant has provided the following documents:

- Covering Letter – 12.06.2024.
- Hard and Soft Landscape LLD3154-LAN-DWG-100 REV 03 – 12.06.2024.
- Detailed Planting Plan LLD3154-LAN-DWG-200 REV 01 – 12.06.2024.
- Soft Landscape Planting Details LLD3154-LAN-DWG-340 REV 00 – 12.06.2024.
- Tree Planting and Staking Details LLD3154-LAN-DWG-341 REV 00 – 12.06.2024.
- Detailed Plant Schedule and Specification LLD3154-LAN-SCH-001 REV 01 – 12.06.2024
- Detailed Hard Landscape Schedule and Specification LLD3154-LAN-SCH-002 REV 01 – 12.06.2024.

HDC Landscape architect was consulted on the above information submitted and is satisfied with the details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details as well as details of all hard surfacing materials and finishes are appropriate.

The details of the proposed trees, planting, planting schedules, hard surfacing materials, and other landscaping elements have been reviewed by the landscape architect and deemed appropriate. These details address the critical components of the condition, ensuring compliance with Policy 33 of the Horsham District Planning Framework regarding landscape and visual amenity.

The requirements of the condition have been satisfied.

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/24/0156
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Covering Letter		12.06.2024
Plans	Hard and Soft Landscape General Arrangement	LLD3154-LAN-DWG-100 03	12.06.2024
Plans	Detailed Planting Plan	LLD3154-LAN-DWG-200 01	12.06.2024
Plans	Soft Landscape Planting Details	LLD3154-LAN-DWG-340 00	12.06.2024
Plans	Tree Planting and Staking Details	LLD3154-LAN-DWG-341 00	12.06.2024
Supporting Docs	Detailed Plant Schedule and Specification	LLD3154-LAN-SCH-001 01	12.06.2024
Supporting Docs	Detailed Hard Landscape Schedule	LLD3154-LAN-	12.06.2024

	and Specification	SCH-002 01	

DELEGATED

Case Officer sign/initial Shazia Penne Date: 17.09.2024

Authorising Officer sign/initial RHERMITAGE Date: 17.09.2024