Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DC/24/1202
Land Parcel At 518747 128789, Sedgwick Lane, Horsham, West Sussex, RH13 6QE

DESCRIPTION:
Prior notification for a steel portal frame building.

RELEVANT PLANNING HISTORY:

DC/16/1055	Erection of a steel framed building for the housing of cattle and other livestock with a lockable feed and machine store	Application Permitted on 19.01.2017.
DC/19/1500	Prior notification for the erection of a steel framed extension to an existing agricultural building (DC/16/1055), constructed of cement fibre roof, concrete panel walls to rear and side with timber cladding to rear and gable end.	Prior Approval Not Required on 19.08.2019.
DC/22/1207	Retrospective application for the erection of a tree house with linked bridge to nature viewing platform.	Application Refused on 17.04.2024.
DC/24/0882	Application to confirm the completion of the Tree House, linking bridge and nature viewing platform, on 27/07/2019 (Lawful Development Certificate - Existing)	Application Permitted on 07.08.2024.

SITE AND SURROUNDINGS:
The application site comprises agricultural land of approximately 26.3 hectares, the parcel of land part of this application would be over 1 hectare. The site is accessed via access track off Sedgwick Lane, with the wider surroundings characterised by 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 new steel portal frame building for farm trailer and implement store and covered area for straw-based dung midden would require prior approval.

The proposed building would be approximately 30.15m in length, have an eaves height of 4.6m and overall height of 6.2m. The proposed materials would be precast concrete wall panels, with pressure treated softwood space boarding and natural grey profile 6 fibre cement on the roof. The building would provide covered storage for a farm trailer and implement, with a covered area for straw-based dung midden (contaminated animal bedding), this would be used on the fields once it has rotted down.

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 of 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 erection, extension, or alterations of a building; or*
b) *Any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within the 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).

It is noted that the application form states that the area of the parcel of land where the development would be located would be less than 1 hectare, which would mean it wouldn't meet A.1.(a):

(a) *the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;*

However, this measurement includes only the red curtilage outline on the block plan, rather than the entire parcel of land, which measures closer to 4 hectares. Therefore, the proposal would be in accordance with A.1(a).

The current agricultural use on site is farming selective rare breed cattle and sheep, as well as agricultural grassland which has been its sole use historically. There is an existing barn on site, which was erected for housing of livestock. The proposed building is required to store farm implements, trailer, tractor and also hay, straw and storage of used animal bedding (dung midden), due to the increased demands of modern agricultural practice and animal welfare. On the basis of the information provided, it is considered that the proposed agricultural building is reasonably necessary for the purposes of agricultural.

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 is a modern steel portal frame building and while of an appreciable scale, would be sited close to an existing agricultural building on the holding and thus would not appear isolated or detached. 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. The materials are similarly considered acceptable.

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

Plans list for: DC/24/1202
(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		NONE	08.08.2024
Elevation plan		NONE	08.08.2024
Block plan		NONE	08.08.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 02.09.2024

Authorising Officer sign/initial Guy Everest Date: 04.09.2024