PLANNING COMMITTEE APPLICATIONS

POST COMMITTEE REPORT

APPLICATION REFERENCE / ADDRESS:

DC/24/1292

Ridge View, Spinney Lane, West Chiltington, West Sussex, RH20 2NX

Change of use, removal of dilapidated shelter and the erection of new dog kennel and associated works (Part Retrospective).

RESOLVED:

At the Planning Committee meeting on 3rd June 2025, Councillor Trollope proposed an alternative motion to delegate the decision to HDC Planning Officers in consultation with the Chair and Vice Chair of the Planning Committee, to approve the application with appropriate conditions, as it was not considered that the proposal would be harmful to the countryside location.

Therefore, the application can now be approved, with the attachment of the below condition:

1. ***Regulatory Condition****: The kennels hereby permitted, shall only be used for personal use in connection with Ridge View, Spinney Lane, and shall not be used for any other business or commerical purposes.*

   Reason: To ensure that the kennels remain within personal use and so a commerical use is not commenced within a countryside location, as this would be contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

2. ***Regulatory Condition****: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes E and F of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the order shall be erected, constructed, or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.*

   Reason: In the interest of visual amenity and due to the constraints of the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Case Officer: Bethan Tinning	**Date:** 10.06.2025
Authorising Officer: RHERMITAGE	**Date:** 16.06.2025