

APPENDIX B

RS/49/99 HISTORIC PLANNING RECORDS

Brooklyn Farm
Bonnetts Lane
Ifield
Crawley
RH11 0NY

Application for Certificate of Lawfulness of Existing Agricultural Use

This appendix contains selected documents from planning application **RS/49/99**, together with an introductory building identification sheet prepared to assist comparison between the historic records and the buildings identified within the current CLEUD application.

The historic documents include contemporaneous plans, photographs, application material, Council site inspection notes, consultation responses, the officer recommendation and decision notice.

The annotations added to the introductory identification sheet are provided solely to assist the reader. The underlying photographs and historic documents are reproduced from the RS/49/99 planning file.

- 1. Building Identification Sheet using contemporaneous photographs from RS/49/99**
- 2. Historic Location Plan**
- 3. Proposed Site Plan showing Buildings 1, 2 and 3**
- 4. “Existing Plans” Submitted at the time, with Red annotation highlighting B1: Silo Bay and Grain Silo’s on the western end of Building 3**
- 5. Planning Application Form**
- 6. Supporting correspondence dated 6 July 1999**
- 7. Existing and Proposed Plans and Elevations for Buildings 1 and 2**
- 8. Existing and Proposed Plans and Elevations for Building 3**
- 9. Council Site Case Notes following site inspection on 9 August 1999**
- 10. Officer Recommendation**
- 11. Decision Notice dated 8 September 1999**



A1: Traditional Sussex Barn



A2: Attached Hovel

Figure B1: Identification of the buildings within the current CLEUD application using contemporaneous photographs from the 1999 RS/49/99 planning file

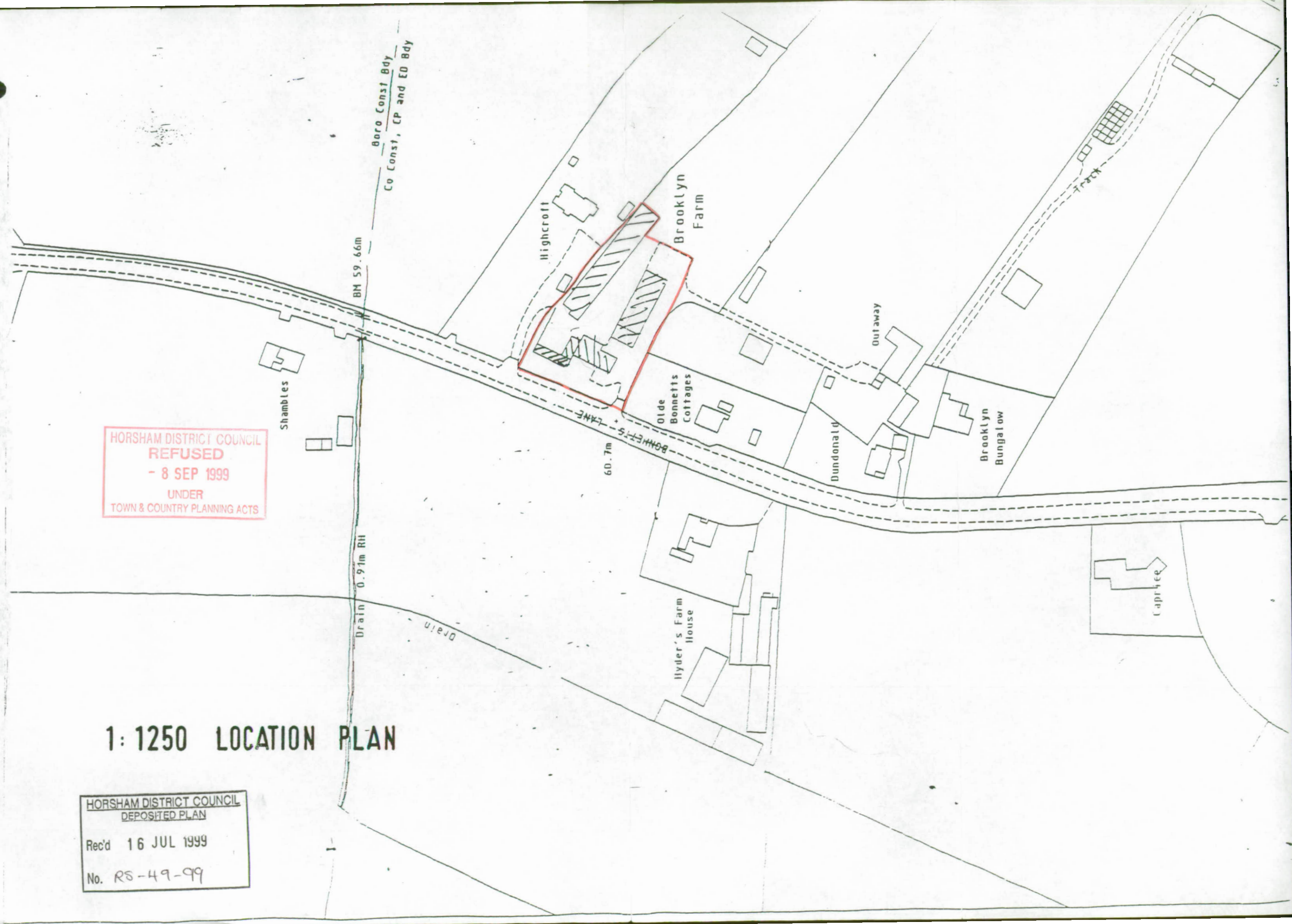
B1: Western end silo bay and grain silos



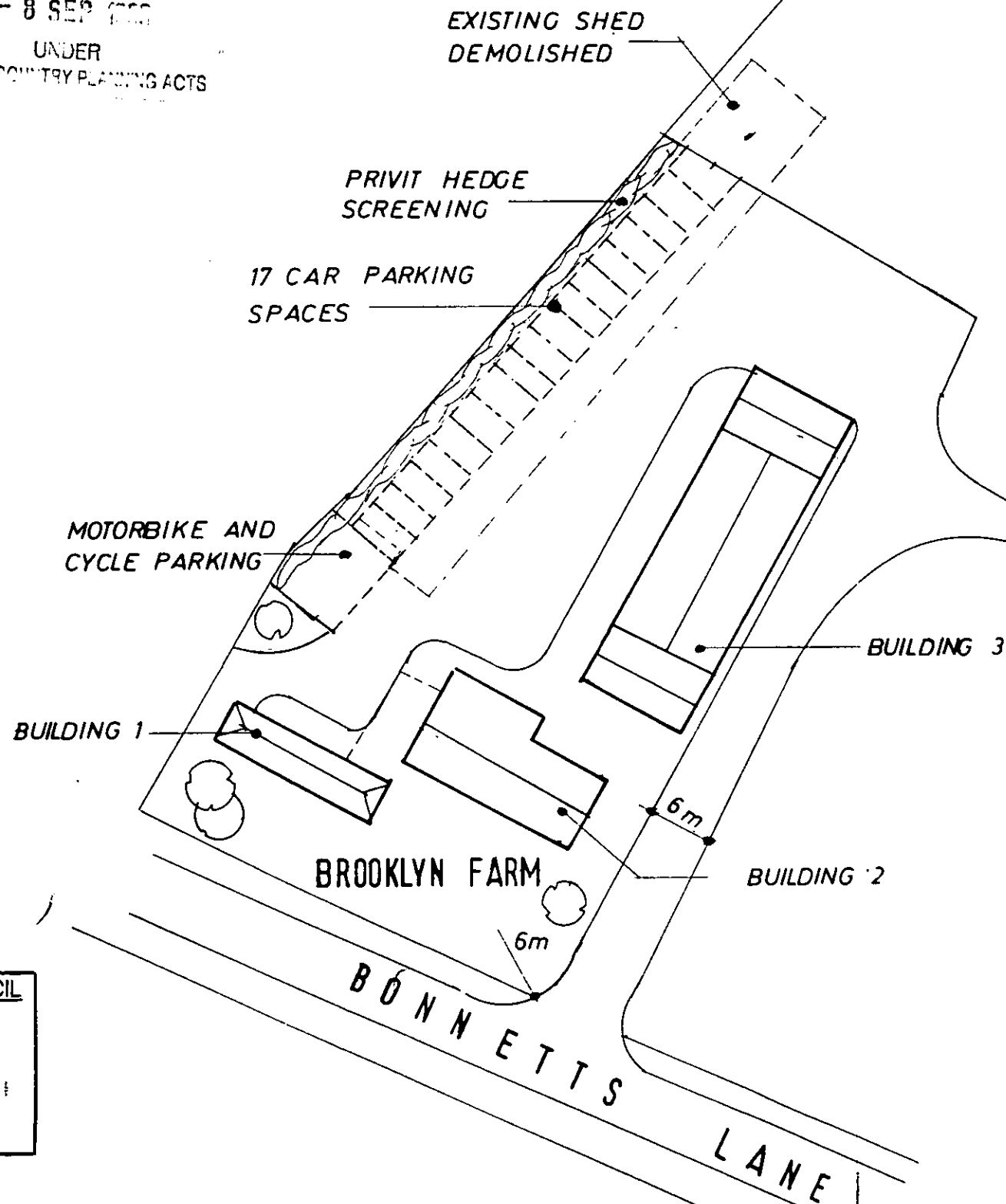
HORSHAM DISTRICT COUNCIL
REFUSED
- 8 SEP 1999
UNDER
TOWN & COUNTRY PLANNING ACTS

1: 1250 LOCATION PLAN

HORSHAM DISTRICT COUNCIL
DEPOSITED PLAN
Rec'd 16 JUL 1999
No. RS-49-99



HORSHAM DISTRICT COUNCIL
 10/00000000
 - 8 SEP 1999
 UNDER
 TOWN & COUNTRY PLANNING ACTS



Woods, Sanders & Co.
 Chartered Town Planners

14a Bell Street, Reigate, Surrey, RH2 7BG
 Telephone: 01737 225711 Fax: 01737 226311

Client

IMPERIAL BUILDINGS (HORLEY)

Job title

BROOKLYN FARM
 BONNETTS LANE
 IFIELD
 CRAWLEY
 WEST SUSSEX
 RH11 0NY

Drawing title

PROPOSED CHANGE OF USE
 OF EXISTING BUILDINGS

SITE PLAN

Scale

1:500

Date

JUNE 99

Drawn

REL

HORSHAM DISTRICT COUNCIL
 DEPOSITED PLAN

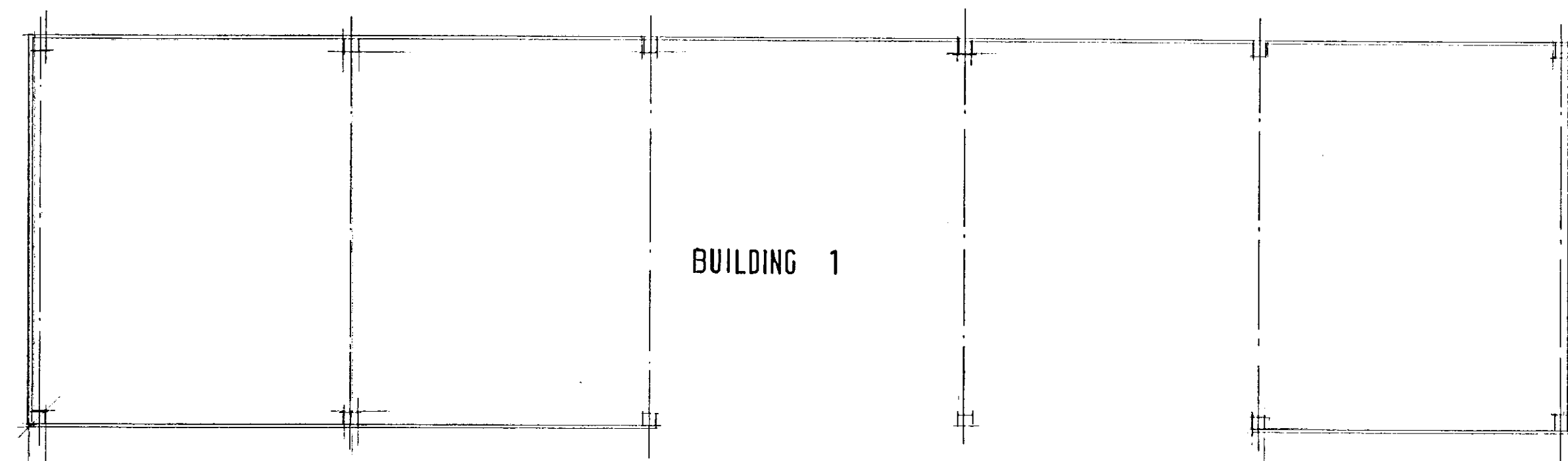
Rec'd 16 JUL 1999

No. RS-49-99

654/05

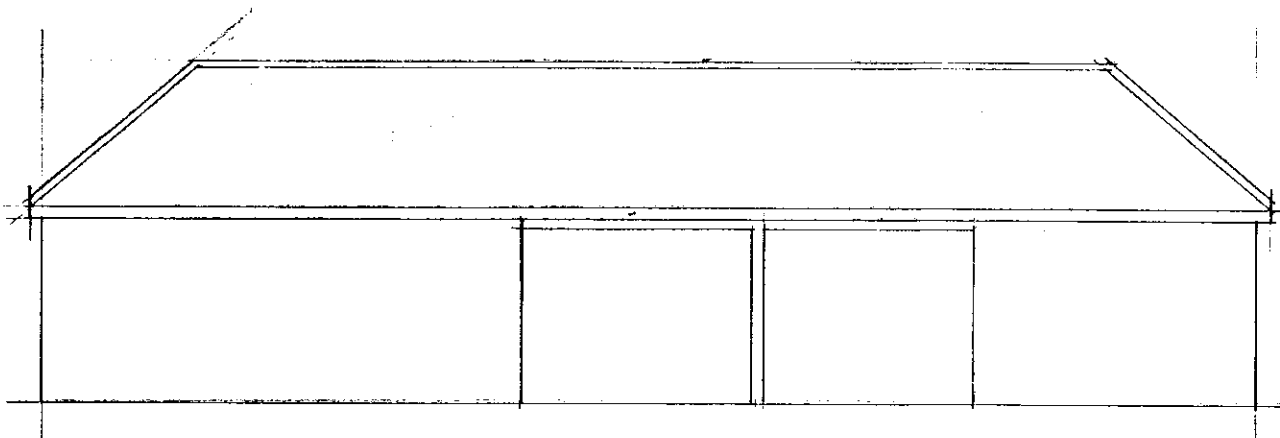
C29

HORSHAM DISTRICT COUNCIL
REFUSED
- 8 SEP 1999
UNDER
TOWN & COUNTRY PLANNING ACTS

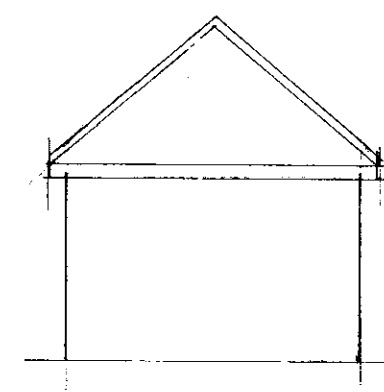


BUILDING 1

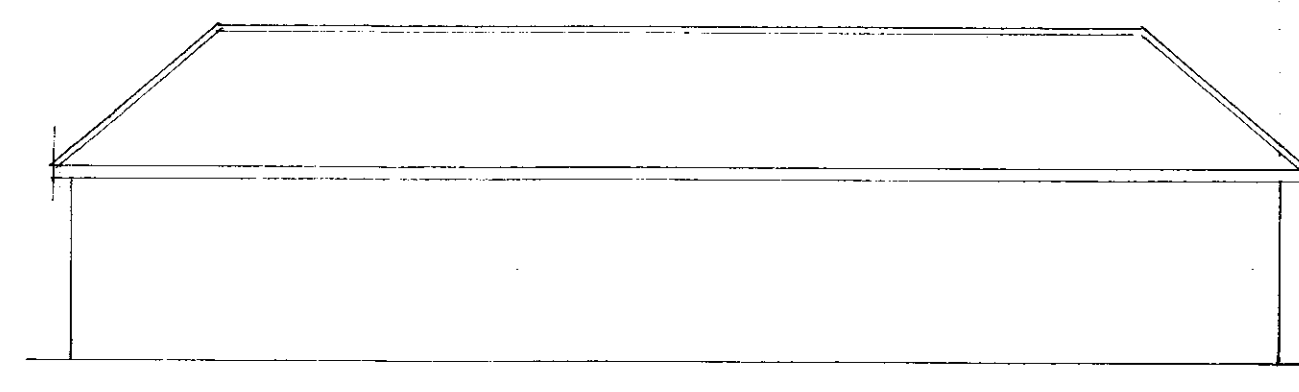
PLAN



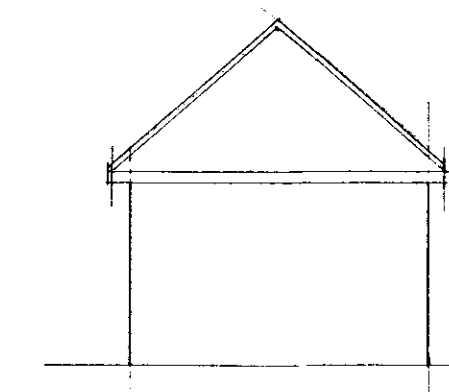
FRONT ELEVATION



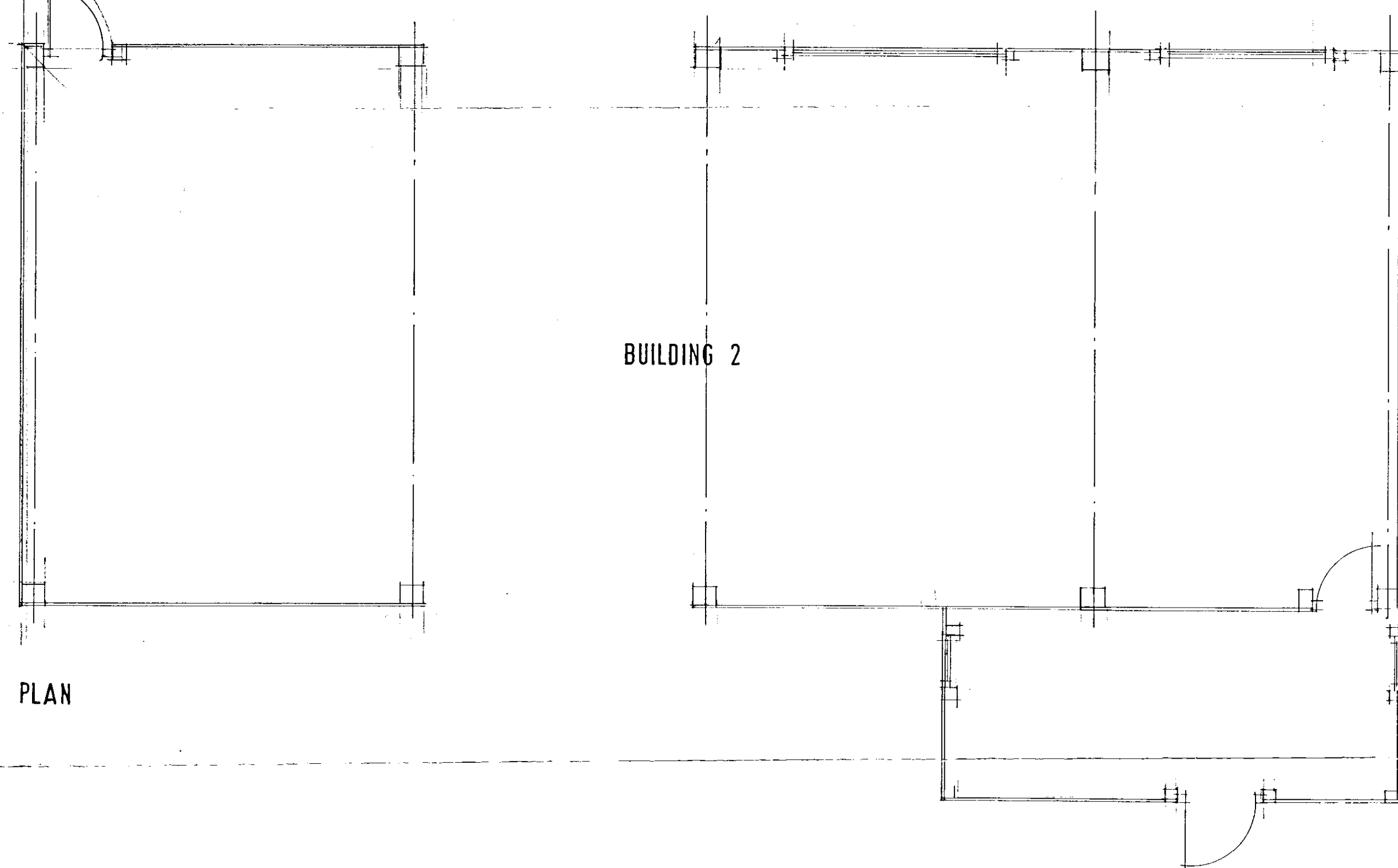
SIDE ELEVATION



REAR ELEVATION

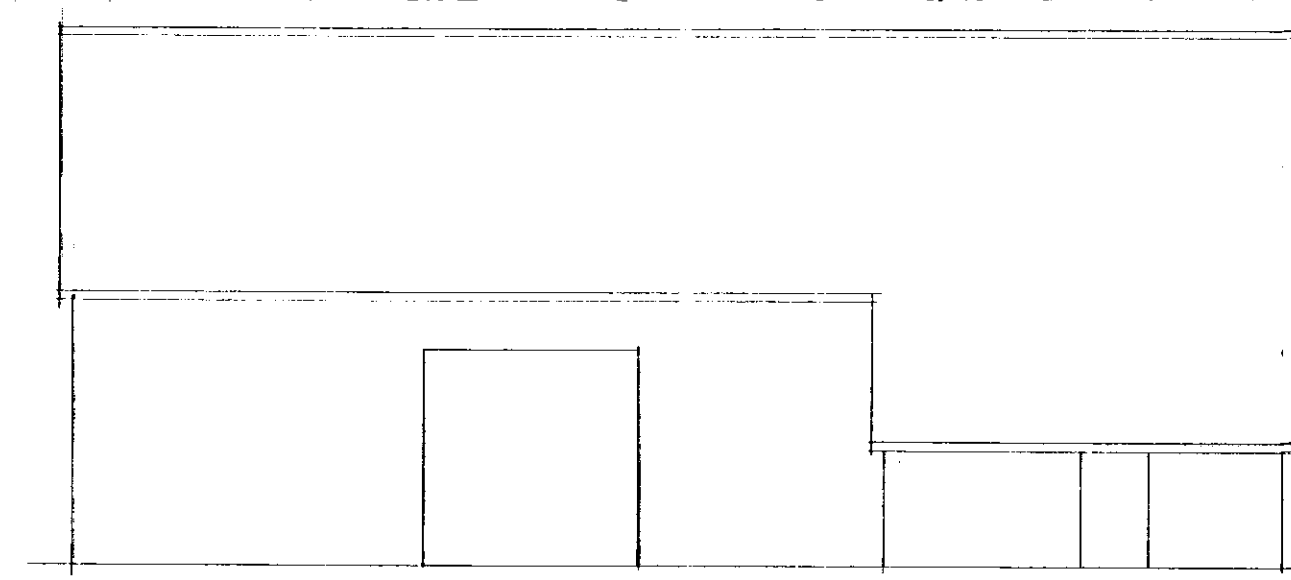


SIDE ELEVATION

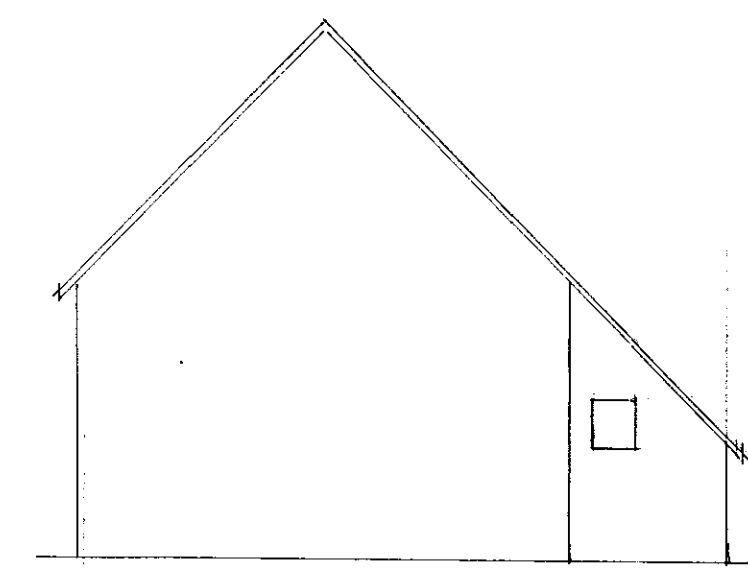


BUILDING 2

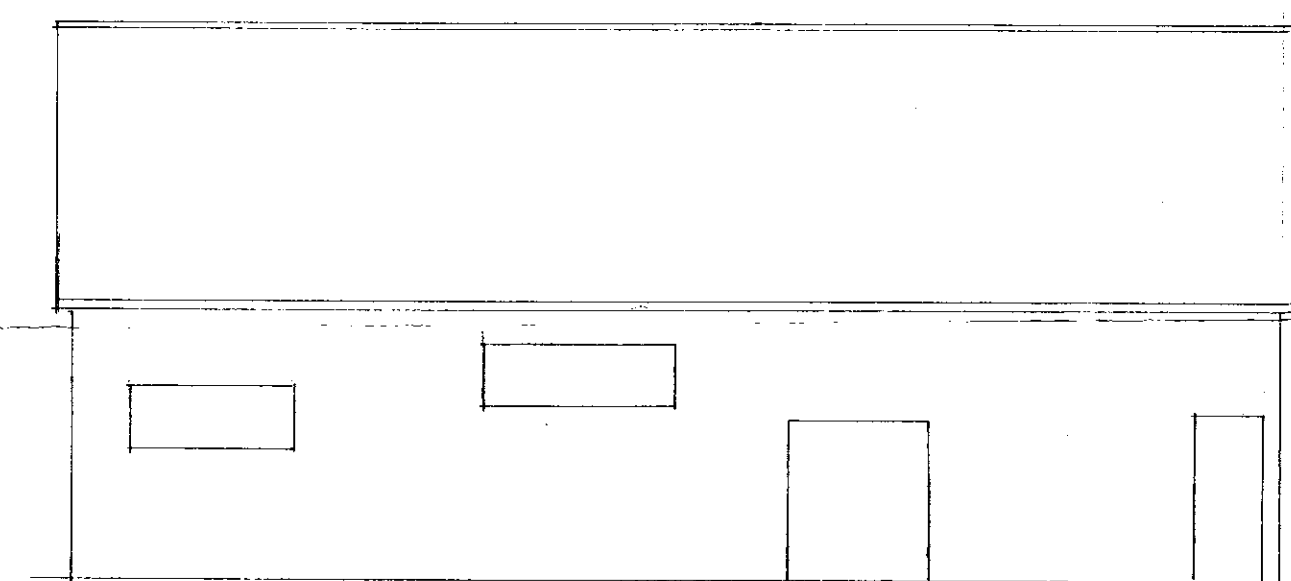
PLAN



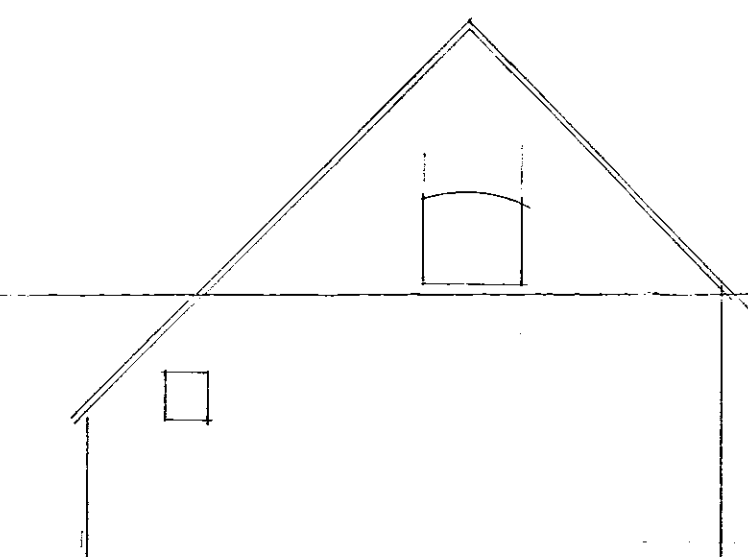
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



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Client

IMPERIAL BUILDINGS (HORLEY)

Job title

BROOKLYN FARM
BONNETTS LANE
IFIELD
CRAWLEY
WEST SUSSEX
RH11 0NY

Drawing title

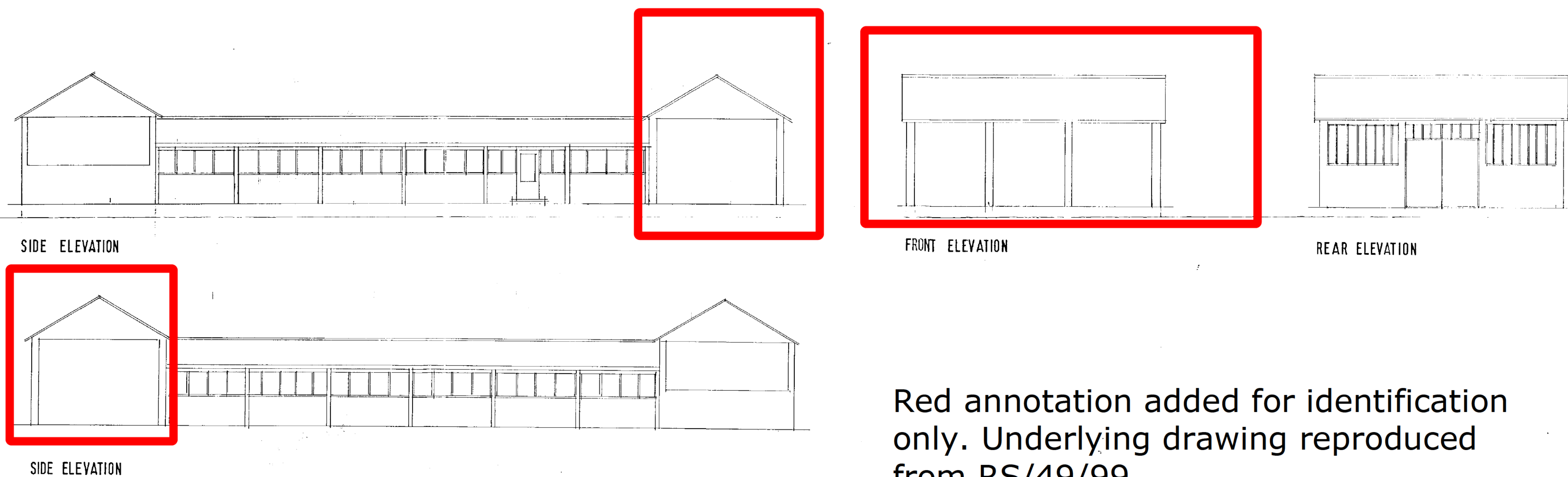
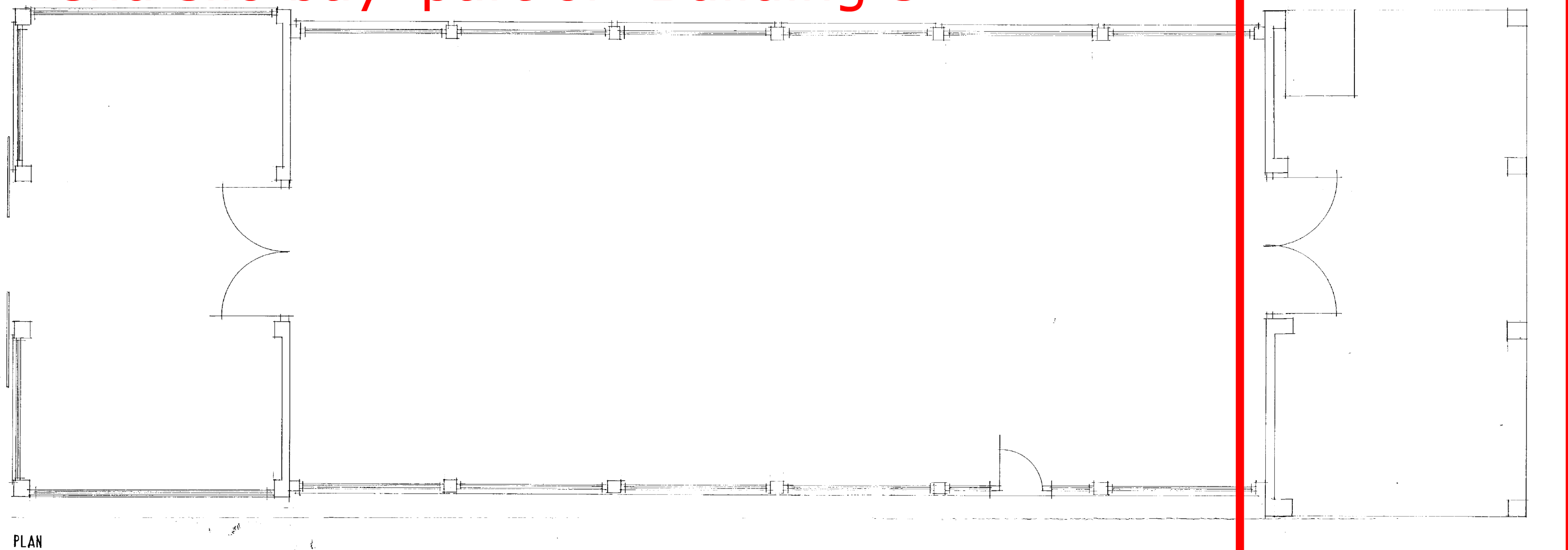
PROPOSED CHANGE OF USE OF
EXISTING BUILDINGS

Scale Date Drawn
1/100 50 June 99 RHL

HORSHAM DISTRICT COUNCIL
DEPOSITED PLAN
Rec'd 16 JUL 1999
No. RS-49-99

654/01

Figure B2: Identification of B1: 'Western end silo bay' part of "Building 3"



Red annotation added for identification only. Underlying drawing reproduced from RS/49/99.

HORSHAM DISTRICT COUNCIL
REFUSED
- 8 SEP 1999
UNDER
TOWN & COUNTRY PLANNING ACTS


Woods, Sanders & Co.
Chartered Town Planners
14a Bell Street, Reigate, Surrey, RH2 7BG
Telephone: 01737 225711 Fax: 01737 226311

Client
IMPERIAL BUILDINGS (HORLEY)

Job title
BROOKLYN FARM
BONNETTS LANE
IFIELD
CRAWLEY
WEST SUSSEX
RH11 0NY

Drawing title
PROPOSED CHANGE OF USE OF
EXISTING BUILDINGS

EXISTING DETAILS BUILDING 3

Scale 1:50/100 Date May 99 Drawn

HORSHAM DISTRICT COUNCIL
DEPOSITED PLAN
Rec'd 16 JUL 1999
No. RS-49-99

654/02



Horsham District Council

FOR OFFICIAL USE ONLY

App. No. RS/49/99
 Date Received 21/05/16
 Fee [REDACTED]
 Sheet No. 10/13

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR PLANNING PERMISSION

5 Copies of this form required, together with plans and appropriate fee.

IT IS IMPORTANT THAT YOU READ THE GUIDANCE NOTES AS INCORRECT COMPLETION INVOLVES DELAY.

1. Applicant (in BLOCK CAPITALS).

Name IMPERIAL BUILDINGS (HORLEY) LTD
 Address C/O WOODS, SANDERS & CO
CHARTERED TOWN PLANNERS
 Home/Work Tel. No.

Agent (if any) to whom correspondence should be sent (in BLOCK CAPITALS).

Name WOODS, SANDERS & CO
 Address 14A BELL STREET
REIGATE, SURREY RH2 7BG
 Tel. No. [REDACTED]

2. Type of Application (see Note 2)

State
Yes or No

- (a) Full planning permission (including changes of use) ☒ YES
- (b) Outline planning permission ☐ NO
- (c) Renewal of a temporary permission ☐ NO
- (d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission ☐ NO
- (e) Permission to develop land without complying with a condition imposed on a planning permission ☐ NO

If yes, state those matters to which this application relates (tick where appropriate)

- (i) Layout of the site ☐
 (ii) Number and siting of buildings ☐
 (iii) Design and external appearance of buildings ☐
 (iv) The means of access ☐
 (v) Landscaping of the site ☐

If yes, state the date and number of the permission and outline the particular condition.

Date

Application No.

Condition No.

3. (a) Full address or location of the land to which this application relates

BROOKLYM FARM, BONNETTS LANE, IFIELD, CRAWLEY, WEST SUSSEX

State
Yes or No

If yes, this land must be edged blue on the location plan

- (b) State whether applicant owns or controls any adjoining land ☒ YES
- (c) Area of site 0.3 hectares/sq. metres
- Dimensions of the application site and distances from new buildings to boundaries must be clearly indicated on plans.

(d) Description of proposed development.

RE-USE 3 AGRICULTURAL BUILDINGS FOR B1 (a) OFFICE USE B1 (c) LIGHT INDUSTRIAL USE, FOLLOWING DEMOLITION OF SEMI-DERELICT SHED.

(If residential development, state no. of units proposed and type if known, e.g. houses, bungalows, flats.)

(e) State whether the proposal involves:

State
Yes or No

State
Yes or No

- (i) New building(s) or structure(s) ☐ NO

- (iv) Alteration of an existing } vehicular access to a highway } ☐ YES

- (ii) Alteration or extension of building(s) ☐ YES

- (v) Closure of existing access ☐ NO

- (iii) Construction of a new } vehicular access to a highway } ☐ NO

- (vi) Change of use only ☐ YES

4. Particulars of Use of Buildings or Land: state (a) Present use **VACANT**
(b) If vacant, the last use **AGRICULTURE - RELATED.**

5. Additional Information

State
Yes or No

- (a) Is the application for industrial, office, warehousing, storage, shopping, commercial purposes or places of public assembly? (See note 5.) ☒ YES

If yes, complete part 2 of form C.P.1.

- (b) Is the application for the winning or working of minerals? ☐ NO

If yes, complete part 4 of form C.P.1.

- (c) Is the application for an agricultural dwelling or building? ☐ NO

If yes, complete part 6 of form C.P.1.

- (d) Does the proposed development involve the demolition of any residential units? ☐ NO

If yes, how many units?

Please indicate their positions on plans.

- (e) Does the proposed development involve the felling of any trees? ☐ NO

If yes, indicate their position on plans.

- (f) Does the proposed development involve any public right of way within the site? ☐ NO

If yes, indicate the position on plan.

- (g) Does the proposed development involve demolition or alteration of a building of Special Architectural or Historic interest or demolition within a Conservation Area? ☐ NO

If YES a separate application for Listed Building Consent or Conservation Area Consent may be necessary.

- (h) (i) How will surface water be disposed of?
(ii) How will foul sewage be disposed of? (e.g. mains, cesspit, etc.)

(i)
(ii)

Existing
SOAKWAYS
MAINS

Proposed
SOAKWAYS
MAINS

6. Plans (see Note 6). N.B. 7 sets of all drawings required for major applications, e.g. erection of dwellings, offices, factories. 5 sets for all others.

List of drawings and plans submitted — indicate drawing numbers and scales.

SITE PLAN 654/05 1:500

EX. BUILDING 1+2 654/01 1:50, 100

BUILDING 3 654/04 1:50, 100

EX. BUILDING 3 654/02 1:50, 100

BUILDING 1+2 654/03 1:50, 100

7. Fees (see Note 7).

If a fee is submitted please give the amount £

8. I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE.

DATE 6 JULY 1999

SIGNED

on behalf of IMPERIAL BUILDINGS (HORLEY) LTD.

(insert applicant's name if signed by an agent)

9. Certificate under Section 66 and 67 of the Town and Country Planning Act, 1990.

N.B. A signed certificate MUST accompany this application (see Note 9).

If the applicant is the sole owner (a) the following certificate should be completed and signed.

CERTIFICATE A

1. I certify that:

at the beginning of the period of 21 days ending with the day of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

- (a) *Owner means a person having a freehold interest or a tenancy the unexpired term of which was not less than seven (7) years

- *2. None of the land to which the application/appeal relates is or is part of an agricultural holding.

- *3. The applicant has given the required notice to every person other than himself/herself who, at the

beginning of the period of 21 days ending with the date of the application was a tenant of any agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant

Address

Date of Service of Notice

*Delete where inappropriate.

Signed

on behalf of IMPERIAL BUILDINGS (HORLEY) LTD.

Date 6 JULY 1999



Horsham District Council

FOR OFFICIAL USE ONLY
Application No. RS-49-99

PLANNING APPLICATION FORM PART 2

Additional Information required in respect of Applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

5 Copies of this form should be submitted.

N.B. Please use GROSS figures only (external measurement).

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to question 5 below.	NOT APPLICABLE		
2. Name and present address of proposed occupier and type of business. <i>(For A3 Uses - detailed information shall be included in the application on ventilation and extraction measures. A guidance note is available on request which clarifies the information required to determine the application).</i>	NOT KNOWN		
3. Is the proposal related to an existing use on or near the site? If so, please explain the relationship.	State Yes or No NO		
4. Is this proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.	State Yes or No NO		
5. Details of floor areas and uses (a) What is the amount of industrial floor space? (b) What is the amount of office floor space? (c) What is the amount of retail floor space? (d) What is the amount of storage or warehousing floor space? (e) Other uses (please specify) VACANT AGRICULTURAL	Existing floor Space or use (if any)	Proposed New Floor Space or use	Total Floor Space (allow for any space lost)
(a) 0 m ²	290 m ²	290 m ²	
(b) 0 m ²	190 m ²	190 m ²	
(c) 0 m ²	0 m ²	0 m ²	
(d) 0 m ²	0 m ²	0 m ²	
(e) 905 m ²	0 m ²	-905 m ²	
TOTALS			
6. Staff (a) Number of staff in existing premises on the site (b) How many new staff will be employed on the site as a result of the development? (c) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.	Office Male Female NONE (a) (b) NOT KNOWN AT THIS STAGE (c)	Industrial Male Female NONE (a) (b) (c)	Other Staff Male Female NONE (a) (b) (c)

7. In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing Homes, etc., please specify
- public floor space (total)
 - seating capacity
 - bar floor area
 - bedrooms as appropriate

(a) sq.m.
 (b)
 (c) sq.m.
 (d) single
 double

8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage on the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes.) State number of spaces

car 17 lorry

9. What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work.)

NOT KNOWN AT THIS STAGE

10. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?

NOT APPLICABLE

HAZARDOUS MATERIALS

11. Will the proposed use involve the use or storage of any of the materials mentioned below:

State Yes or No

NO

If 'YES' please indicate

NAMED SUBSTANCES	
1 Substance	2 Notifiable quantity tonnes
Liquefied petroleum gas such as commercial propane and commercial butane and any mixtures thereof held at a pressure greater than 1.4 bar absolute	25
Liquefied petroleum gas such as commercial propane and commercial butane, and any mixture thereof held under refrigeration at a pressure of 1.4 bar absolute or less	50
Phosgene	2
Chlorine	10
Hydrogen fluoride	10
Sulphur trioxide	15
Acrylonitrile	20
Hydrogen cyanide	20
Carbon disulphide	20
Sulphur dioxide	20
Bromine	40
Ammonia (anhydrous or as solution containing more than 50% by weight of ammonia)	100
Hydrogen	2
Ethylene oxide	5
Propylene oxide	5
tert-Butyl peroxycarbonate	5
tert-Butyl peroxyisobutyrate	5
tert-Butyl peroxyacetalate	5
tert-Butyl peroxy isopropyl carbonate	5
Dibenzyl peroxydicarbonate	5
2,2-Bis(tert-butylperoxy) butane	5
1,1-Bis(tert-butylperoxy) cyclohexane	5
Di-sec-butyl peroxydicarbonate	5
2,2-Dihydroperoxypropane	5
Di-n-propyl peroxydicarbonate	5
Menthyl ethyl ketone peroxide	5
Sodium chlorate	25
Cellulose nitrate other than — (a) cellulose nitrate to which the Explosives Act 1875 applies or (b) solutions of cellulose nitrate where the nitrogen content of the cellulose nitrate does not exceed 2.3% by weight and the solution contains not more than 55 parts of cellulose nitrate per 100 parts by weight of solution	50

Ammonium nitrate and mixtures of ammonium nitrate where the nitrogen content derived from the ammonium nitrate exceeds 28% of the mixture by weight other than — (a) mixtures to which the Explosives Act 1875 applies; or (b) ammonium nitrate based products manufactured chemically for use as fertiliser which comply with Council Directive 80/678/EEC(a) 500

Aqueous solutions containing more than 90 parts by weight of ammonium nitrate per 100 parts by weight of solution 500

Liquid oxygen 500

CLASSES OF SUBSTANCES NOT SPECIFICALLY NAMED IN PART I

1 Substances	2 Notifiable quantity tonnes
1. Gas or any mixture of gases which is flammable in air and is held in the installation as a gas.	15
2. A substance or any mixture of substances which is flammable in air and is normally held in the installation above its boiling point (measured at 1 bar absolute) as a liquid or as a mixture or liquid and gas at a pressure of more than 1.4 bar absolute.	25 being the total quantity of substances above the boiling points whether held singly or in mixtures.
3. A liquefied gas or any mixture of liquefied gases, which is flammable in air, has a boiling point of less than 0°C (measured at 1 bar absolute) and is normally held in the installation under refrigeration or cooling at a pressure of 1.4 bar absolute or less.	50 being the total quantity of substances having boiling points below 0°C whether held singly or in mixtures.
4. A liquid or any mixture of liquids not included in items 1 to 3 above which has a flash point of less than 21°C.	10,000

CONSTRAINT SEARCH RESULTS LISTING

Date: 16.07.99 Time: 13:03:00

PLANNING APPLICATION REFERENCE RS/49/99

GATWICK O.L.S.A	YES	UNCOLOURAREA
N.N.I. (LEQ)	YES	DOTTEDCIRCLE
		66

AREA OF SPECIAL CONTROL FOR ADVERTS YES

----- END -----

Our Ref: HO/19/SB

6 July 1999



Woods, Sanders & Co.

Chartered Town Planners

14a Bell Street . Reigate . Surrey . RH2 7BG

Telephone: 01737 225711 Fax: 01737 226311

E-mail: admin@woodssanders.co.uk

Web Site: www.woodssanders.co.uk/ws/

Chief Planning Officer
Horsham District Council
Park House
North Street
Horsham
West Sussex RH12 1RL

Dear [REDACTED]

PROPOSED RE-USE OF BUILDINGS AT BROOKLYN FARM, BONNETTS LANE, IFIELD, CRAWLEY, WEST SUSSEX

Following our meeting in your office on Friday 15 May 1999, we have been instructed by Imperial Buildings (Horley) Ltd to submit the enclosed Planning Application. I hereby enclose the relevant forms, plans and supporting documents, together with a cheque for [REDACTED] payment of the required fee.

The application seeks permission to re-use 3 of the disused agricultural buildings at Brooklyn Farm for B1 (a) office use and B1 (c) light industrial use. It is proposed to divide Building 1, which fronts Bonnetts Lane, into 3 offices. Building 2 is the attractive wooden unit located to the rear of Building 1 and plans are to convert this into 4 offices, a meeting room and reception area. Finally, Building 3 is the large brick unit positioned in the centre of the site. It is proposed to split this into 5 light industrial units.

The long, corrugated iron shed, which is positioned adjacent to the western boundary, is very derelict and not readily capable of conversion. Thus, it will be demolished and this area will be used to accommodate the parking area. Provision has been made for 17 car parking spaces and yet there will still be an extensive turning area accommodated within the site. As recommended by the Senior Engineer, Development Control, West Sussex County Council in their letter of 09/09/98, it is proposed to improve the access by widening it and cut back the hedge to improve visibility.

Planning Policy Guidance Note 4 – Industrial and Commercial Development and Small Firms states at Paragraph 14:

"Many businesses can be carried on in rural and residential areas without causing unacceptable disturbance through increased traffic, noise, pollution or other adverse effects."



The proposals represent low-key uses at the site and it is therefore submitted that they would be compatible with their countryside location. Due to the fact that the largest proportion of floorspace will be B1 (a) office use and the remainder B1 (c) light industrial use, it is not considered that there will be high levels of traffic, noise or pollution which could have an adverse effect on the surrounding countryside. In any event, concerns such as these could be overcome by the imposition of planning conditions restricting activities at the site.

PPG7 – The Countryside refers to the re-use of buildings at Paragraph 3.14:

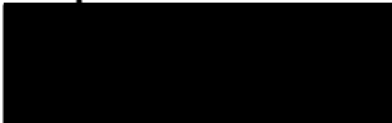
"The re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development....It can reduce demands for new building in the countryside, avoid leaving an existing building vacant and prone to vandalism and dereliction, and provide jobs."

It is therefore submitted that the proposals represent an excellent opportunity to make useful these vacant buildings. If, however, the Council do not consider it appropriate to grant planning permission in this instance, the buildings would gradually become derelict and thus an eyesore and incapable of conversion.

The relevant guidance in the adopted Horsham District Local Plan (1997) is **Policy CS15 – Conversion of Agricultural and other Rural Buildings (Commercial)**. It is submitted that the proposed change of use accords with the criteria set out in this policy. In particular, all 3 buildings are of a good enough condition that they will not require substantial reconstruction in order to bring them back into use. There will be no change to the form, bulk or general design of the application buildings and the parking facilities will be located within the immediate surroundings of the buildings.

Finally, I wish to refer to two similar examples in the Horsham District. Firstly, a very recent decision was made by the Council to grant planning permission for the conversion of former poultry sheds at Honeybridge Mushroom Farm, Honeybridge Lane, Dial Post. An appeal was also allowed for the change of use of a building on the opposite side of Bonnetts Lane to B1 (a) office use.

For the reasons stated above, the proposal is considered to be appropriate in this location. Therefore, it is requested that the application is looked upon favourably with a view to granting planning permission. Should you require any further information or would like to discuss any of the above, please do not hesitate to contact me.



Director

Enc.



SITE CITS/CASE NOTES

DATE OF SITE VISIT: 9.8.99.

SITE DESCRIPTION

ag. bldgs complex off Bonnetts lane
 jt. access with outway

1 side
 J. Gap.

SITE HISTORY:

barn 1 - tiled roof
 timber boarding

unable to
 inspect fully
 due to chest high
 nettles!

barn 2 - timber frame
 timber boarded - v. dilapidated
 parts missing

PLANNING HISTORY:

shored up by metal work, leaning
 corrugated metal roof.

used for hay storage

→ concerned at structural condition
 & extent of alterations required.

COMMENTS:

barn 3 - 2 brick open bay sections at
 either end, with low height roof section
 in middle - brick & metal plates/cladding
 corrugated cement roof
 used for car repair - being investigated.
 w. end open - with brick piers + feed in
 e end has been enclosed - brick infill.
 cracked brickwork -

pole barn on n. bdy - to be demolished
 corrugated in back walls & roof, front open.
 used for car repair & storage of hay & ag. eqt.
 to provide plug areas.

SITE VISITS/CASE NOTES

DATE OF SITE VISIT:

SITE DESCRIPTION

concerns - CSIS

- scale of proposal & impact on S. Gap - traffic & activity res. amenities

- access onto B. lane -

v. restricted visibility

SITE HISTORY:

- existing structural cond. of bldg & extent of alterations proposed.

PLANNING HISTORY:

- extent of car plug adj to bdy with res. property

COMMENTS:

- consult CBCO

- CS recommends refusal - visibility & traffic generation.

- suggest reduced scheme with bldg 3 used for undercover plug.

VRC
98.99.

RECOMMENDATION: Refused.

This application proposes the change of use of ~~proposed~~ ~~seeks conversion + rebuilding of~~ 3 agricultural buildings at Broadway Farm for office + light industrial uses (Class B1 of the TCP Use Classes Order 1987 as amended). Buildings 1 + 2 which are parallel to the road would be converted into office units. Building 2 is an existing timber-framed barn. Building 3 ~~is a~~ ^{is a} brick built structure would be split into 5 industrial units. An existing shed on the northern boundary would be demolished to form 17 car parking spaces and motorbike + cycle parking.

~~The~~ ^{have} ~~letter of objection~~ ^{been} received from the residents of outway ^{+ Highcroft.} The closest residential ~~stands dwelling~~ who raise concerns at the potential impact on their residential amenity from noise, disturbance + aerodrome, and highway safety.

The County Surveyor has commented that the proposed uses would be likely to be higher traffic generating uses ^{than the current use} ~~than the current use~~ ^{has substandard usability}. The site is poorly served by public transport and would ~~rely on~~ ^{rely on} the private motor car which is contrary to government policy.

The comments of the Chief Building Officer have been sought as to the degree of reconstruction required for the barns. Their comments will be reported verbally. (P.T.O.)

POLICIES				COMMITTEE / DELEGATED	
				Appendix "B" or "C"	
CSIS.				PA	DATE
				SPO	DATE
				PPO <i>Ch</i>	DATE 28/8/99
				APO <i>for</i>	DATE 25/8/99
				CPO	DATE

The site lies within the Strategic Gap and there is concern that the development will generate a significant level of traffic and activity which is likely to ~~effect~~ effect the rural character of the locality and undermine the ~~objectives~~ objectives of Gap policy.

RECOMMENDATION:

Reasons for refusal.

1. - BN1 Existing Access (Bonnetts Lane)
2. - BN5 Visibility.
3. - The proposal is considered to be contrary to Policies G4, G5, G6, G11, T1, T2, T3, T4, T5 + T8 of the Canny Structure Plan + Local Plan policies.
4. RX4C Bcm Coverages (Business).
5. RC3B. Strategic Gap Horsham/Crawley.

POLICIES				COMMITTEE / DELEGATED	
				Appendix "B" or "C"	
				PA	DATE
				SPO	DATE
				PPO	DATE
				APO	DATE
				CPO	DATE



Horsham District Council

Park House
North Street
Horsham
West Sussex
RH12 1RL
Telephone
(01403) 215100

Application Number RS/49/99

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

WOODS SANDERS & CO
14A BELL STREET
REIGATE
SURREY
RH2 7BG

On behalf of: IMPERIAL BUILDINGS (HORLEY)LTD

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the following development, that is to say:-

CHANGE OF USE OF BUILDING TO B1(A) OFFICE AND B1(C) LIGHT INDUSTRIAL
BROOKLYN FARM BONNETTS LANE IFIELD

as shown on Plan and Application No. RS/49/99 submitted to the Council on 16/07/1999.

The reasons for the Council's decision to refuse to permit the above development are specified hereunder.

09/1999

1. The increased use of the existing access to the public highway Bonnetts Lane would add to the hazards of highway users to an unacceptable degree.
2. The proposal does not make provision for adequate visibility at the junction of the access with the public highway.
3. The proposal is considered to be contrary to policies G4, G5, G6, G11, T1, T2, T3, T4, T5 and T8 of the County Structure Plan and Horsham District Local Plan policies.
4. Although the Local Planning Authority is prepared to make exceptions to its general policy in appropriate cases, it is not satisfied that in this case the proposal complies with the criteria set out in its policy relating to business uses in redundant agricultural buildings.