



Email: committeeservices@horsham.gov.uk
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Planning Committee (South)

Tuesday, 16th January, 2018 at 2.30 pm

Goodwood and Cowdray Room, Parkside, Chart Way, Horsham

Councillors:

Brian O'Connell (Chairman)	
Paul Clarke (Vice-Chairman)	
John Blackall	Gordon Lindsay
Jonathan Chowen	Tim Lloyd
Philip Circus	Paul Marshall
Roger Clarke	Mike Morgan
David Coldwell	Kate Rowbottom
Ray Dawe	Jim Sanson
Brian Donnelly	Ben Staines
David Jenkins	Claire Vickers
Nigel Jupp	Michael Willett
Liz Kitchen	

You are summoned to the meeting to transact the following business

Tom Crowley
Chief Executive

Agenda

	Page No.
GUIDANCE ON PLANNING COMMITTEE PROCEDURE	
1. Apologies for absence	
2. Minutes	7 - 10
<i>To approve as correct the minutes of the meeting held on 19 December 2017 (Note: If any Member wishes to propose an amendment to the minutes they should submit this in writing to committeeservices@horsham.gov.uk at least 24 hours before the meeting. Where applicable, the audio recording of the meeting will be checked to ensure the accuracy of the proposed amendment.)</i>	
3. Declarations of Members' Interests	
To receive any declarations of interest from Members of the Committee	
4. Announcements	
To receive any announcements from the Chairman of the Committee or the Chief Executive	

To consider the following reports of the Head of Development and to take such action thereon as may be necessary:

5. **Appeals** 11 - 12

Applications for determination by Committee:

6. **DC/17/2111 - Robell Way, Storrington** 13 - 22

Ward: Chantry Applicant: Mr Glenn Pendry

7. **DC/17/2639 - Downsview Farm, Clay Lane, Cootham** 23 - 30

Ward: Chantry Applicant: Mr Richard Scott

8. **SDNP/17/02592/FUL - Downsview Farm, Clay Lane, Cootham** 31 - 42

Ward: Chantry Applicant: Mr Richard Scott

9. **Urgent Business**

Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as urgent because of the special circumstances

Agenda Annex

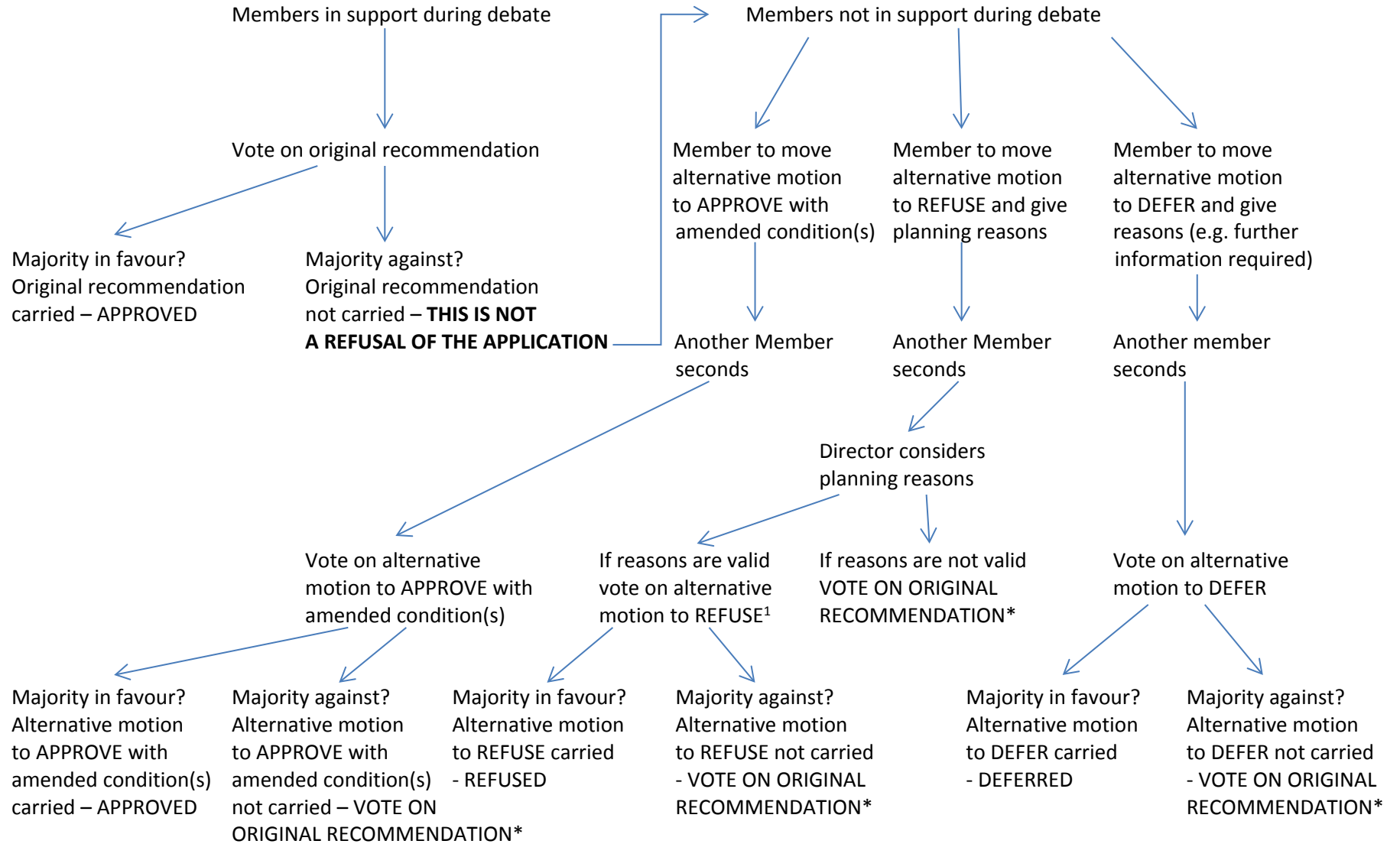
GUIDANCE ON PLANNING COMMITTEE PROCEDURE

(Full details in Part 4a of the Council's Constitution)

Addressing the Committee	Members must address the meeting through the Chair. When the Chairman wishes to speak during a debate, any Member speaking at the time must stop.
Minutes	Any comments or questions should be limited to the accuracy of the minutes only.
Quorum	Quorum is one quarter of the total number of Committee Members. If there is not a quorum present, the meeting will adjourn immediately. Remaining business will be considered at a time and date fixed by the Chairman. If a date is not fixed, the remaining business will be considered at the next committee meeting.
Declarations of Interest	Members should state clearly in which item they have an interest and the nature of the interest (i.e. personal; personal & prejudicial; or pecuniary). If in doubt, seek advice from the Monitoring Officer in advance of the meeting.
Announcements	These should be brief and to the point and are for information only – no debate/decisions .
Appeals	The Chairman will draw the Committee's attention to the appeals listed in the agenda.
Agenda Items	The Planning Officer will give a presentation of the application, referring to any addendum/amended report as appropriate outlining what is proposed and finishing with the recommendation.
Public Speaking on Agenda Items (Speakers must give notice by not later than noon two working days before the date of the meeting)	Parish and neighbourhood councils in the District are allowed 2 minutes each to make representations; members of the public who object to the planning application are allowed 2 minutes each, subject to an overall limit of 6 minutes; applicants and members of the public who support the planning application are allowed 2 minutes each, subject to an overall limit of 6 minutes. Any time limits may be changed at the discretion of the Chairman.
Rules of Debate	<p>The Chairman controls the debate and normally follows these rules but the Chairman's interpretation, application or waiver is final.</p> <ul style="list-style-type: none"> - No speeches until a proposal has been moved (mover may explain purpose) and seconded - Chairman may require motion to be written down and handed to him/her before it is discussed - Secunder may speak immediately after mover or later in the debate - Speeches must relate to the planning application under discussion or a personal explanation or a point of order (max 5 minutes or longer at the discretion of the Chairman) - A Member may not speak again except: <ul style="list-style-type: none"> o On an amendment to a motion o To move a further amendment if the motion has been amended since he/she last spoke o If the first speech was on an amendment, to speak on the main issue (whether or not the amendment was carried) o In exercise of a right of reply. Mover of original motion

	<p>has a right to reply at end of debate on original motion and any amendments (but may not otherwise speak on amendment). Mover of amendment has no right of reply.</p> <ul style="list-style-type: none"> ○ On a point of order – must relate to an alleged breach of Council Procedure Rules or law. Chairman must hear the point of order immediately. The ruling of the Chairman on the matter will be final. ○ Personal explanation – relating to part of an earlier speech by the Member which may appear to have been misunderstood. The Chairman’s ruling on the admissibility of the personal explanation will be final. <ul style="list-style-type: none"> - Amendments to motions must be to: <ul style="list-style-type: none"> ○ Refer the matter to an appropriate body/individual for (re)consideration ○ Leave out and/or insert words or add others (as long as this does not negate the motion) - One amendment at a time to be moved, discussed and decided upon. - Any amended motion becomes the substantive motion to which further amendments may be moved. - A Member may alter a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - A Member may withdraw a motion that he/she has moved with the consent of the meeting and seconder (such consent to be signified without discussion). - The mover of a motion has the right of reply at the end of the debate on the motion (unamended or amended).
Alternative Motion to Approve	<p>If a Member moves an alternative motion to approve the application contrary to the Planning Officer’s recommendation (to refuse), and it is seconded, Members will vote on the alternative motion after debate. If a majority vote against the alternative motion, it is not carried and Members will then vote on the original recommendation.</p>
Alternative Motion to Refuse	<p>If a Member moves an alternative motion to refuse the application contrary to the Planning Officer’s recommendation (to approve), the Mover and the Secunder must give their reasons for the alternative motion. The Director of Planning, Economic Development and Property or the Head of Development will consider the proposed reasons for refusal and advise Members on the reasons proposed. Members will then vote on the alternative motion and if not carried will then vote on the original recommendation.</p>
Voting	<p>Any matter will be decided by a simple majority of those voting, by show of hands or if no dissent, by the affirmation of the meeting unless:</p> <ul style="list-style-type: none"> - Two Members request a recorded vote - A recorded vote is required by law. <p>Any Member may request their vote for, against or abstaining to be recorded in the minutes.</p> <p>In the case of equality of votes, the Chairman will have a second or casting vote (whether or not he or she has already voted on the issue).</p>
Vice-Chairman	<p>In the Chairman’s absence (including in the event the Chairman is required to leave the Chamber for the debate and vote), the Vice-Chairman controls the debate and follows the rules of debate as above.</p>

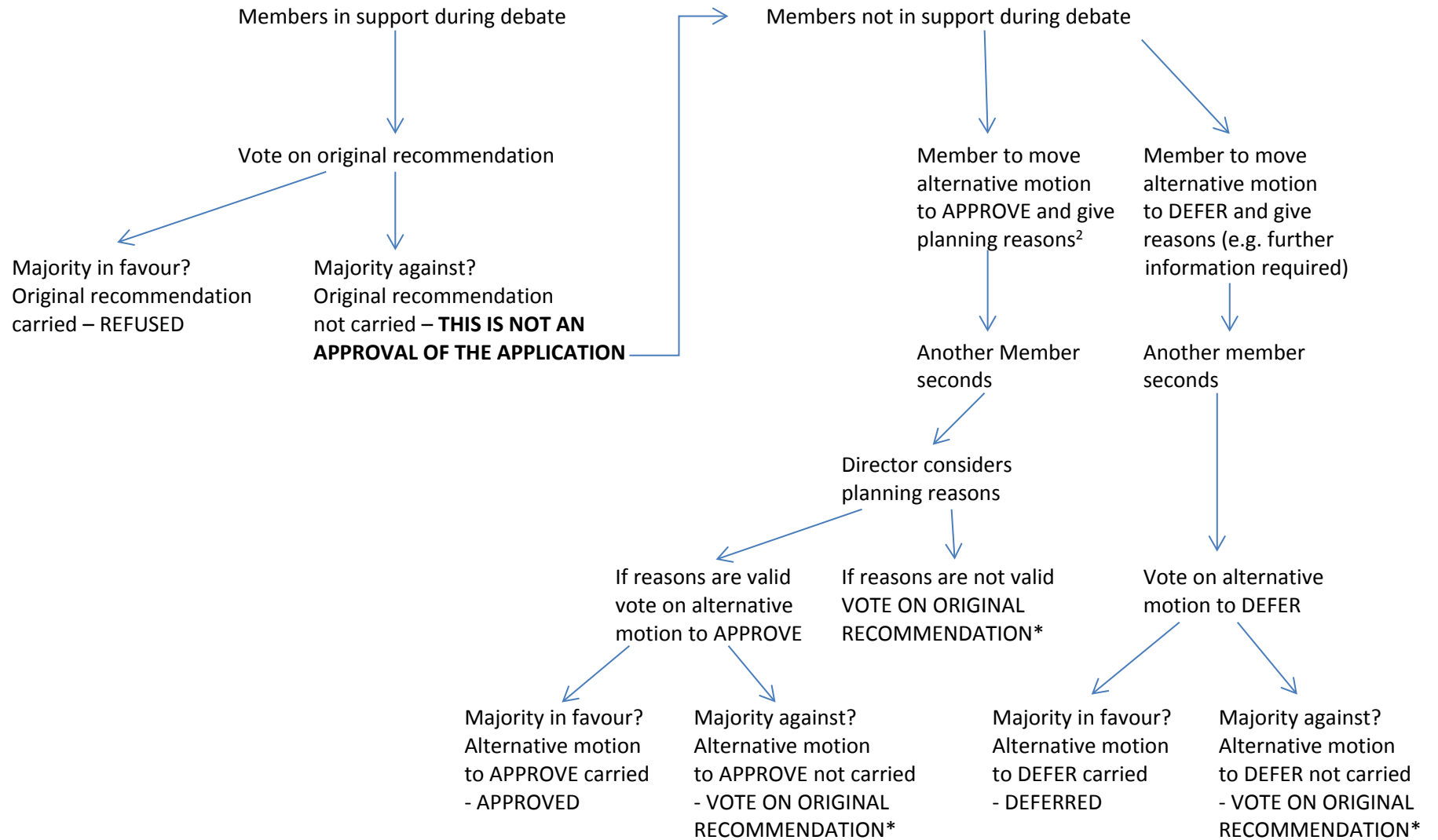
Original recommendation to APPROVE application



*Or further alternative motion moved and procedure repeated

¹ Subject to Director’s power to refer application to Full Council if cost implications are likely.

Original recommendation to REFUSE application



*Or further alternative motion moved and procedure repeated

² Oakley v South Cambridgeshire District Council and another [2017] EWCA Civ 71

Planning Committee (South)
19 DECEMBER 2017

Present: Councillors: Brian O'Connell (Chairman), Paul Clarke (Vice-Chairman), John Blackall, Jonathan Chowen, Philip Circus, David Coldwell, Ray Dawe, Brian Donnelly, David Jenkins, Nigel Jupp, Liz Kitchen, Paul Marshall, Mike Morgan, Kate Rowbottom, Jim Sanson, Ben Staines, Claire Vickers and Michael Willett

Apologies: Councillors: Roger Clarke, Gordon Lindsay and Tim Lloyd

PCS/47 **MINUTES**

The minutes of the previous meeting of the Committee held on 21 November 2017 were approved as a correct record and signed by the Chairman.

PCS/48 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/17/2117 - Councillor Jonathan Chowen declared a personal interest.

DC/17/1499 - Councillor Nigel Jupp declared a personal interest.

PCS/49 **ANNOUNCEMENTS**

There were no announcements.

PCS/50 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated, was noted.

PCS/51 **DC/17/1000 - BLAKERS YARD, WORTHING ROAD, DIAL POST**

The Head of Development reported that this application sought Outline Planning Permission for site clearance and subsequent erection of 12 residential units and 250m² of flexible commercial floor space.

The site was comprised of previously developed land, occupied by several disused buildings and hardstandings being used for ad-hoc storage.

Ten parking bays would be provided for the proposed commercial unit. 11 single garages, 13 residential parking spaces, and an additional 2 visitor spaces were proposed.

Access to the site was proposed to be an upgraded form of the previous vehicular access point from Worthing Road.

The application site was located in Dial Post, to the west of the A24, and not within any built up area boundaries.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The Parish Council raised no objection to the application. There had been 18 letters of objection. The applicant's agent addressed the Committee in support of the proposal.

Members discussed concerns regarding a lack of affordable housing on the site as well as conflict with policies within the adopted development plan.

After careful consideration Members concluded that, on balance, the proposal was acceptable.

RESOLVED

That planning application DC/17/1000 be approved subject to the competition of a s106 legal agreement and conditions as set out in the officer's report.

PCS/52 **DC/17/2117 - LONGBURY HILL WOOD, ROCK ROAD, STORRINGTON**

The Head of Development reported that this application sought permission for a new vehicular access into woodland from Rock Road, an area of hardstanding, loading bay and access track to facilitate forestry works. A geotextile membrane was proposed to form the access and loading bay. The proposed access would have visibility splays onto Rock Road. A simple timber barrier would be used to prevent unauthorised access to the site. The woodland included a plantation of 50 year old Scots Pines, and the Felling Licence for the site would be subject to a re-stocking order to maintain woodland cover.

The application site was a small part of private woodland outside the built-up area on the southern side of Rock Road, east of Hampers Lane. The built up area of Storrington was adjacent to the western and northern boundaries. The proposed access was 85 metres west of Gorsebank Close. Current access to the woodland was from Hampers Lane. Two residential properties lay opposite the application site.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. An update to the report was presented. An additional 10 letters of objection had been received as well as the Ecological Consultant's comments confirming they had no objection.

The consultation responses from internal and external consultees, as contained within the report, were considered by the Committee.

Neither Washington Parish Council nor Thakeham Parish Council raised an objection to the application. One hundred letters of objection had been received. 3 members of the public spoke in objection to the application and the applicant addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the impact on trees and biodiversity; visual impact of the access; the amenity of neighbouring residents; and highways. It was noted that many of the objections related to the felling of trees in the wider woodland which were not planning matters.

Members discussed the proposal in the context of the Ecology Consultant's and the Arboricultural Officer's comments, and concluded that the proposal would be acceptable if a condition was added to make this a temporary access which would then be followed by restorative landscaping after its removal, and subject to the issuing of a Felling Licence.

RESOLVED

That planning application DC/17/2117 be approved subject to the conditions as set out in the report with an additional condition added stating that the site access would only be temporary and upon its removal that restorative landscaping work would follow, and subject to the issuing of a Felling Licence.

PCS/53 **DC/17/1499 - FIRTOPS, GROVE LANE, WEST CHILTINGTON**

The Head of Development reported that this application sought the Erection of a two-storey four bedroom dwelling with detached garage, associated hardstanding and alterations to the access.

The application site was located on a large residential plot off Grove Lane within the West Chiltington build up area.

No trees on the site were subject to preservation orders and the site did not lie within an area of conservation.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The Parish Council objected to the application. There had been 10 letters of objection. 2 members of the public spoke in objection to the application and the applicant's architect addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issue for consideration in determining the proposal were the character and appearance of the proposed dwelling and the impact on the neighbouring amenity.

After careful consideration Members concluded that the character and appearance of the proposed dwelling may not be in keeping with the character of the local area and that the specifications put forward in the application were lacking in detail.

RESOLVED

That planning application DC/17/1499 be deferred so that the design of the proposed dwelling may be adjusted to be more in style with the character of the area and to reduce its overbearing impact on Firwood Cottage, with the involvement of the local Members.

PCS/54 **DC/16/2326 - NUTBOURNE STUDIO, NUTBOURNE COMMON, PULBOROUGH**

The Head of Development reported that this application sought full planning permission for the conversion of a water storage reservoir to form a residential Outbuilding.

Planning permission was previously granted for the conversion in December 2013, ref: DC/13/2087. This permission was not implemented and expired.

The application site was located within a rural location on the western side of Nutbourne Common.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee.

The Parish Council objected to the application. There had been two letters of objection.

RESOLVED

That planning application DC/16/2326 be approved subject to the conditions as set out in the officer's report.

The meeting closed at 4.19 pm having commenced at 2.30 pm

CHAIRMAN



Planning Committee (South)

Date: 16th January 2018

Report on Appeals: 07/12/17 – 04/01/18

1. Appeals Lodged

HDC have received notice from the Department of Communities and Local Government that the following appeals have been lodged:-

Ref No.	Site	Date Lodged	Officer Recommendation	Committee Resolution
DC/17/0387	Honeybridge Lane Dial Post West Sussex	18/12/2017	Refuse	
DC/17/0865	The Spoons Harbolets Road West Chiltington West Sussex	22/12/2017	Refuse	
DC/17/0966	Lot 1 Wychwood Farm Brighton Road Shermanbury West Sussex RH13 8HE	28/12/2017	Refuse	

2. Live Appeals

HDC have received notice from the Department of Communities and Local Government that the following appeals are now in progress: None to Report

3. Appeal Decisions

HDC have received notice from the Department of Communities and Local Government that the following appeals have been determined:-

Ref No.	Site	Appeal Procedure	Decision	Officer Recommendation	Committee Resolution
DC/17/0411	Firside Lower Faircox Henfield West Sussex BN5 9UT	Written Representation	Dismissed	Permit	Refuse

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 16th January 2018

DEVELOPMENT: Realignment of southern kerb line, resurfacing of existing road and footpaths together with introduction of areas of soft landscaping.

SITE: Robell Way Storrington West Sussex RH20 3DW

WARD: Chantry

APPLICATION: DC/17/2111

APPLICANT: **Name:** Mr Glenn Pendry **Address:** BDW House Walnut Tree Close Guildford GU1 4SW Surrey

REASON FOR INCLUSION ON THE AGENDA: The Application was deferred by Members at Planning Committee South on 21st November 2017

RECOMMENDATION: To grant permission, subject to conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

2. INTRODUCTION

2.1 This application was considered by Members at the Planning Committee South meeting on 21 November 2017.

2.2 At the meeting Members voted to defer the application to a later Committee Meeting to allow further discussions to be had between the Applicant and the adjacent business owners, to find a design solution that improves the appearance of the road but does not restrict access to the commercial units.

2.3 In light of Members' resolution, the Applicant has submitted amended information which seeks to address concerns raised by Members at the committee meeting on 21 November 2017.

3. DESCRIPTION OF THE APPLICATION

4.1 Following the submission of the revised plans as listed above, this Application seeks full planning permission for the following works along Robell Way:

4.2 Works as originally proposed:

- The installation of a new table top to slow vehicles entering and exiting Robell Way

- The re-alignment of the existing kerb and the widening of the southern footpath by 1m, part of which will incorporate a new landscaped verge
- The installation of 2 streetlights
- The installation of 16 bollards along the proposed southern grass verge to prevent vehicle encroachment
- The installation of a 900m post and rail oak fence along the proposed southern grass verge
- The introduction of double yellow lines along the length of Robell Way to restrict parking
- All roads and footpaths to be planed off and resurfaced with new kerbs and drainage grilles as required
- 6mm kerbs are proposed at pedestrian crossing points and along the length of the existing vehicle crossover outside unit 6 for car parking. The remainder of the kerbs are proposed as 125mm

4.3 Under the revised scheme, the Applicant has proposed the following amendments to improve the access arrangement to the northern side of Robell Way (units 7-11 and 18-19). Officers understand that these amendments have been proposed in consultation with the businesses located to the northern side of Robell Way:

- The installation of 6mm kerbs are proposed along the western corner of the entrance to units 7-11 to allow for overrunning of the kerb by vehicles.
- The setting back of the existing pavement and relocation of the existing retaining wall to the western corner of the entrance to units 7-11 to allow for the creation of a new vehicle crossover for access purposes and a small strip of landscaping to the corner.
- The setting back of the existing fence / gate by 4m at the entrance to units 7-11.
- The widening of the existing access road by approximately 5m to units 18-19.
- The removal of 4 existing trees to the northern side of Robell Way

5. OUTCOME OF CONSULTATIONS

5.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

5.2 There are no relevant internal consultees.

OUTSIDE AGENCIES

5.3 **WSCC Highways:** Whilst the revised plans do not resolve the issue regarding the over-running of the footways, the existing tracking plans shows far more over-running of various areas including the footway opposite compared with the proposed situation. In addition, the existing parking along the road is not shown on the existing tracking drawings which would already narrow the carriageway and make manoeuvring difficult. As such, it is likely that the proposed works would constitute an improvement to the current situation.

5.4 Manual for Streets suggests that a width of 5.5m is the minimum width to allow two larger vehicles to pass. This is likely to be too narrow given that HGV's are around 3m in width. A width of 6.2m, as proposed here, should therefore be sufficient.

PUBLIC CONSULTATIONS

5.5 **Storrington and Sullington Parish Council:** Having spoken with local businesses and listening to their comments, members are concerned regarding the narrowing of the road.

The Parish Council is currently seeking advice from WSCC Highways Experts, requesting that they undertake a site visit.

5.6 9 further letters of objection have been received in relation to the amended plans. The concerns raised can be summarised as follows:

- There has already been a large increase in vehicles accessing the road. The road should be widened to allow for the extra cars and delivery vehicles not made narrower.
- The building of new residential dwellings will mean more cars on the road. With the large vehicles already needing to deliver here it will lead to congestion and will not be safe for residents or school children who use this road.
- The proposed works will increase the risk of an accident with pedestrians and make existing business access harder for articulated lorries.
- To restrict the road width would make the road unusable for existing businesses.
- The original planning consent should not have been granted.
- This needs further investigation, consultation and discussion with the people affected.
- The current plan will restrict access for larger deliveries. The existing access problems will only escalate if the width of the road is restricted.
- Access is currently being frequently restricted by the contractor vehicles attending the building site.
- The proposed planting of trees and hedges would hide school children walking to school from the view of vehicles.
- The entrance to unit 6B needs to be accessed by arctic vehicles regularly, the access currently allows arctic lorries to reverse into the yard but only just and we have to provide a banksman. Narrowing the road would make this dangerous and these vehicles will not be able to access our yard leaving the distance between the entrance and road to be well over 60m which would be unworkable for the business.
- The existing problems caused by the works are immense and narrowing the road will only exacerbate the situation.
- If the road width was deemed necessary before what can be the sense in restricting it further for an increased usage.
- The narrowing of the road is not needed for health and safety reasons but is purely to make the approach to the housing estate more attractive. There is therefore no need for these works.
- Planning permission was granted for the residential development at which point there was no mention of any further demand on this one route into and out of the industrial estate.
- A second access point should have been created to the development if it was the intention of Barratts to narrow Robell Way.
- A narrower road would create health and safety problems between reversing HGV's and those wishing to access the residential site.
- Lorries often need to wait in the road which will restrict access to one way if the road is narrowed.
- The road was designed to meet the needs of the industrial estate and is unable to cope with increased traffic demands from the residential development and the demands of both road users (residential and commercial / industrial).
- Who will enforce the double yellow lines to ensure that two vehicles can always pass on the road?

5.7 3 letters of representation have also been received withdrawing previous objections to the scheme.

5.8 The previous consultation responses (where they have not been updated here) and all previously submitted letters of representation, as summarised within the committee report of 21 November, have also been considered as part of this assessment.

6. PLANNING ASSESSMENTS

- 6.1 This Application was originally heard at Development Management South on 21 November 2017. At the meeting Members voted to defer the application to a later Committee Meeting to allow further discussions to be had between the Applicant and the adjacent business owners, to find a design solution that improves the appearance of the road but does not restrict access to the commercial units. The Applicant has since submitted amended information (as detailed in section 4.0) which seeks to address the concerns raised by Members and the businesses located along Robell Way.
- 6.2 The newly submitted information incorporates an amendment to the red edge, extending the application site further to the north west of the road to incorporate a greater proportion of the entrance way to units 7-11 and 18-19 Robell Way and an area of existing grass verge and landscaping. The amendments proposed through the updated information relate to the northern side of the Road and in particular the entrance way to units 7-11 and 18-19. Officers understand that these amendments have been proposed as a result of discussions between the Applicant and the businesses on the northern side of Robell Way.
- 6.3 To the north west side of the entranceway to units 7-11 the existing kerb radii is proposed as set back to allow for a wider access point for vehicles and in particular lorries. To retain the width of the pavement in this location the existing retaining wall is to be removed and a new retaining wall constructed in a revised position, set back approximately 1m from the existing wall. In relocating the retaining wall, the removal of two existing trees is required. The new positioning of the pavement on the western side of the entrance allows for the creation of a wider entrance into units 7-11. In addition, the Applicant is proposing the creation of a vehicle crossover with a 6mm kerb on this side of the pavement.
- 6.4 Furthermore, the existing access road to units 18-19 is proposed to be widened by approximately 5m to create a large bell mouthed entrance for these units. This involves the removal of a small area of landscaping and the pushing back of the existing pavement to the east of the entranceway.
- 6.5 Objections have been received in relation to the narrowing of the road and the ability of businesses located along the road to continue operating in light of the proposed amendments. Officers are mindful of the need to protect the employment and economic function of Key Employment sites such as the Water Lane Trading Estate in accordance with Policies 7 and 9, whilst also considering the visual amenity of the area in accordance with Policies 32 and 33 which require development to be of a high quality of design and to provide an attractive, functional, accessible, safe and adaptable environment. Policy 40 is also relevant, and requires all development (whether commercial or residential) to provide safe and suitable access for all vehicles, pedestrians, cyclists, horse riders, public transport and the delivery of goods.
- 6.6 The previously submitted tracking plans showed that for a 16.5m articulated lorry to reverse into units 7-11 (located to the north east of the road), significant overrunning of the proposed landscaped verge (marked by bollards and a low post and rail timber fence) and existing pavement to the south would be required. Under the revised scheme, the proposed tracking plans demonstrate that through the widening of the entrance way and the creation of vehicle crossover on the north western side, overrunning of the proposed landscaped verge and pavement area to the south no longer occurs. Whilst Officers acknowledge that overrunning of the pavement would still be required to the north west of the entranceway to facilitate access, through the proposed amendments the Applicant has been able to secure the creation of a permanent vehicle crossover point which will ensure that the businesses located in units 7-11 will be able to access their units at all times without overrunning landscaped areas. Whilst it would be preferable to avoid overrunning of the pedestrian pavement, the existing tracking plans demonstrate that overrunning of the southern pavement already occurs for large vehicles to access these units. These plans

have been reviewed by a WSCC Highways Officer who have suggested that the currently submitted plans may constitute an improvement to the current situation. In addition, the amended tracking plans also show that access for a 16.5m articulated lorry can still be achieved for units 18-19 located on the north west side of the road.

- 6.7 With regard to the access for units 1-6 located on the southern side of the road, the tracking plans originally submitted by the Applicant (plan no. 16-052-SK-001) demonstrate that access can be achieved for these units for a 16.5m articulated lorry.
- 6.8 As such, whilst Officers acknowledge that objections have been received in relation to the ability of existing businesses to access their units, having regard to the information submitted, Officers consider that there is no robust evidence to substantiate these claims and as such, Officers have no planning grounds on which a recommendation for refusal could be substantiated.
- 6.9 Officers are aware that concerns have also been raised with regard to the ability of two lorries to pass on Robell Way. In response to these concerns, Officers have sought further guidance from WSCC Highways. The Highways Officer has confirmed that the minimum road width required for two larger vehicles to pass is 5.5m and therefore that the proposed road width of 6.2m is sufficient. At present, cars are able to park on either side of Robell Way without restriction which would also impede access for the businesses along the road. The current proposal includes double yellow lines along the length of Robell Way which would prevent the parking of vehicles from narrowing the road further.
- 6.10 With regard to the proposed trees and their possibility to overhang the road and create narrowing, verbal comments have been received from HDC's Arboricultural Officer who has confirmed that the proposed tree types are narrower in their growth and as such unlikely to create problems through overhanging the road. Notwithstanding this, Officers are mindful of objectors concerns and have therefore recommended the conditioning of a Landscape Management Plan which will set out who is responsible for the long term maintenance and management of the landscape areas (including the proposed trees). With regard to the loss of 4 of the existing trees along Robell Way, verbal comments have been received from HDC's Arboricultural Officer who has not raised any objections to their removal.
- 6.11 Questions have further been raised by objectors with regard to the need for the proposed works however, Policy 1 of the HDPF states that when considering development proposal the council will take a positive approach that reflects the presumption in favour of sustainable development. As such, planning applications that accord with the policies set out in the HDPF must be approved without delay unless other material considerations indicate otherwise. Officers consider that as proposed, the application does accord with the Policies set out in the HDPF and as such, Officers have no planning grounds of which to recommend this application for refusal.
- 6.12 Furthermore, Officers note that objections have been received in relation to the use of Robell Way as the main access point to the Barratts Development site (approved under DC/15/2788). Notwithstanding these concerns, planning permission has been granted for this development and therefore the principle of using Robell Way for access has already been established through this permission. This application is therefore unable to consider the suitability of Robell Way as an access point for the development and is only able to consider the application in the context of the works proposed.
- 6.13 In summary, whilst Officers acknowledge the concerns of businesses in relation to the proposed works, the Applicant has demonstrated that the ability of large lorries to access the units on either side of Robell Way would be no worse than the existing situation and therefore the proposed works will not prevent businesses from continuing to operate from this location in accordance with Policies 7 and 9 of the HDPF. In supporting this, Officers at West Sussex County Council Highways have not raised any concerns which would warrant

a reason for refusal on highways grounds. As such, Officers consider that the proposed works would be in accordance with Policies 32 and 33 of the HDPF as the scheme provides a positive visual enhancement to the streetscene of Robell Way, whilst maintaining safe access for pedestrians in conformity with Policy 40. In light of this, Officers consider the proposed scheme to be in accordance with the policies set out within the HDPF and would therefore recommend this application for approval.

7. RECOMMENDATIONS

To grant planning permission, subject to the following conditions.

1. A condition listing the approved plans.
2. **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

3. **Pre-Commencement Condition:** No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number PHL 313-7 Rev F as well as those off-site whose root protection areas ingress into the site, shall be fully protected by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Reason: As this matter is fundamental to ensure the successful and satisfactory retention of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4. **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for, but not be limited to:
 - i. loading and unloading of plant and materials
 - ii. storage of plant and materials used in constructing the development
 - iii. measures to control the emission of dust and dirt during construction
 - vi. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - vii. Details of how access to Units 1-6, 7-11 and 18-19 located on Robell Way and numbers 10-12 Barker Road, including access for large lorries, shall be maintained throughout the construction of the development hereby approved.

- viii. Details of how safe pedestrian access to the dwellings and commercial units accessed from Robell Way will be provided during the development.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of the businesses which benefit from access via Robell Way during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

5. **Pre-Occupation Condition:** Prior to the first use of the land of any of the development hereby permitted, the hard and soft landscaping works shall be implemented in full accordance with drawing no. PHL 313-7 Rev F, unless an alternative hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the completion of the realignment of the existing kerbs and verges as shown on drawing number 16-052-704 revision I received by the Local Planning Authority on 1st December 2017. Any plants, which within a period of 5 years, die, are removed, or become 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).

6. **Pre-Occupation Condition:** Prior to the first use of any part of the development hereby permitted, a landscape management plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7. **Regulatory Condition:** Prior to the installation of the bollards detailed on drawing PHL 313-7 Rev F double yellow lines shall have been implemented in accordance with drawing 16-052-709 Rev E, unless an alternative scheme for preventing the parking of vehicles along Robell Way has been submitted to and approved in writing by the Local Planning Authority. The double yellow lines, or any alternative scheme as approved in writing by the Local Planning Authority, shall be implemented and retained in accordance with the approved scheme.

Reason: to protect the amenity of businesses operating from Robell Way who require unrestricted access for large vehicles to their properties, in accordance with Policies 9 and 33 of the Horsham District Planning Framework (2015).

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**Horsham
District
Council**

PLANNING REPORT

COMMITTEE

TO: Planning Committee South

BY: Head of Development

DATE: 16 January 2018

DEVELOPMENT: Proposed erection of single storey training/accommodation building for agricultural and butchery courses

SITE: Downsview Farm Clay Lane Cootham West Sussex RH20 4HL

WARD: Chantry

APPLICATION: DC/17/2639

APPLICANT: **Name:** Mr Richard Scott **Address:** Downsview Farm Clay Lane Cootham West Sussex RH0 4HL

REASON FOR INCLUSION ON THE AGENDA: At the discretion of the Head of Development

RECOMMENDATION: Grant permission subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the erection of an agricultural training building within the grounds of the yard of the farm, formed of a 19m wide by 6.2m deep pitched roof building with an eaves height of 2.5m and ridge height of 3.6m. The building would be used of teaching and training butchery courses in relation to the use of the farm, hosting overnight accommodation, kitchen areas, bathroom/WCs, and training rooms.
- 1.2 The application site straddles separate Planning Authority's, the South Downs National Park (SDNP) and Horsham District Council (HDC). It has therefore been necessary to submit a planning application to each Authority, with the accompanying SDNP application also included on this agenda under reference SDNP/17/02595/FUL.

DESCRIPTION OF THE SITE

- 1.3 The application relates to a working farm located partly within the South Downs National Park but also within the adjoining countryside of Horsham District, south-west of the built up area of Storrington. The application site consists of a working yard to the farm, which is accessed via a track from Clay Lane, and hosts an existing cold store and other associated agricultural outbuildings. To the north, a natural bund screens the site, and includes established shrubs and trees on a raised grassed verge to the south.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 **National Planning Policy Framework**

2.3 **Horsham District Planning Framework (HDPF 2015)**

Policy 1 - Strategic Policy: Sustainable Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development

Policy 10 - Rural Economic Development

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 30 - Protected Landscapes

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

2.4 RELEVANT NEIGHBOURHOOD PLAN

There is no made plan within this Parish.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/11/0751 Cold store facility to store approx. 50 - 60 carcasses per week, installation of an emergency super silent generator, toilet, changing area and 2 No. deep freezes Approved 13-MAY-2011

DC/08/1741 Prior notification to erect 5 feed bin stores Approved 18-AUG-2008

3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

3.2 **HDC Environmental Health:** No objection.

OUTSIDE AGENCIES

3.3 **WSCC Highways:** No objection.

PUBLIC CONSULTATIONS

3.4 **Storrington and Sullington Parish Council:** Objection, the application entails retention of a previously approved but temporary structure.

3.5 Three letters of representation were received, objecting to the proposal on the following grounds:-

- Will interrupt tranquil setting
- Concerns of over commercialisation on the site
- The proposal fails to enhance the character or setting of the SDNP
- The application fails to provide reasonable justification

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle and Use

6.1 The site is located outside of the defined built up area, and is therefore considered to be located within the countryside. Policy 26 of the HDPF states that development will not be permitted unless it is considered essential to its countryside location and does not lead, either cumulatively or individually, to a significant increase in the overall level of activity in the countryside.

6.2 Policy 10 of the HDPF relates to rural economic development, and states that enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social, and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity, will be supported in principle. Any development should be appropriate to the countryside location.

6.3 The application proposes to diversify the existing agricultural use on the site, by utilising a building (adjacent to the existing cold store building) for teaching butcher courses to farmers and members of the public. The proposed use would be contained within the building and existing operations on the site would not be affected. Whilst the provision of an associated agricultural facility open to the public on the site would result in the increase in trip generation to the farm, the proposed use on the site is not considered to be of a scale that would result in an adverse increase in activity within the countryside. Further to this, the proposed use of the site would result in a reasonable diversification of the existing agricultural use, which in principle would demonstrate some local economic benefits. With this in mind, the principle of the application is therefore accepted.

6.4 Neighbouring concerns regarding to the provision of accommodation within the building are noted. However, there is no indication that the accommodation would be used for permanent residential use, and the nature of the use can be controlled via condition.

Visual Impact and Setting

- 6.5 Policy 30 states that development within or near the Sussex Downs that would adversely affect the character, quality, views, distinctiveness, or threaten the public enjoyment of these landscapes will not be permitted.
- 6.6 Policy 33 relates to general development principles. It seeks to ensure that development proposals make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.
- 6.7 The proposed training building would be sited adjacent to the existing cold store building within the yard of the holding, measuring 19m in width, 6.2m in depth, and would host a pitched roof with an eaves height of 2.5m and a maximum ridge height of 3.6m. Though large, the proposed building would be comfortably accommodated within the large yard of the farm and would be sited close to an existing building on the site – thus consolidating the built form to one area. The pitched roof and simple plan form of the proposed building is considered appropriate for its setting, which if of a scale and massing is sympathetic with the site and wider surroundings, and would not appear out of context within the rural setting.
- 6.8 The shorter side of the building would be visible from the approach track from Clay Lane, in which the longer side of the building would run parallel to the raised bund to the northern boundary of the site. Given the topography and screening surrounding the application site, coupled with the orientation and relatively low height of the proposed building, views of the building would be largely obscured from view from the north and south, which is within the ownership of the applicant. With this in mind, the proposed building would not result in any harm to the character and appearance or the quality, views, distinctiveness, or threaten the public enjoyment of the South Downs National Park, in accordance with Policy 30 of the HDPF. A condition is recommended to secure further details of the building's appearance and materials.

Impact on Amenity

- 6.9 Policy 33 states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.10 Given the site's isolated location within the countryside, in which the proposed building would not directly neighbour any residential dwellings, the proposed training building would not result in any adverse harm to neighbouring amenity by way of overshadowing or overlooking. Further to this, given the low scale operation of the proposed dwelling, coupled with the existing use of the adjacent cold store, the proposed building would not result in any undue harm by way of noise or smell nuisance detrimental to neighbouring amenity. The application is therefore considered in accordance with Policy 33.

Transport and Parking

- 6.11 Policy 40 relates to transport and access, which states that development should be of a scale that is appropriate to its location, and provides a safe and adequate means of transport.
- 6.12 The proposed training building would be accessible via the existing access to the farm from Clay Lane, in which WSCC Highways have stated access provides adequate and safe visibility and space for cars to access and exit the site, in which the area leading to and surrounding the application site provide ample space for cars to turn. No alterations to the highway are required to accommodate the use of the building.

- 6.13 As noted, the proposed use on the site would generate additional trips to the farm. In addition to this, the site is not within a sustainable location for access via public transport – as such, it is more than likely that users will be required to drive to the site. Given the use and location of the proposed building/use, the proposal is not likely to generate adverse additional trips. Whilst provision of parking has been indicated on the proposed plans, the application lacks a detailed parking arrangement, and does not indicate the expected level of custom, or the ways in which this will be controlled. Though the principle of the application is accepted, on transports grounds, a condition is attached to ensure that a parking detailed arrangement and management plan is submitted and approved prior to the occupation of the development.
- 6.14 The applicant has advised that courses will run throughout the year, in which accommodation would be included as part of the course, and would accommodate 3-6 people per week. The proposed level of custom indicated is not considered to result in a harmful increase in traffic movement from the site, nor amount to any increased risk on the safety of the highway. With this and the above in mind, the proposal is considered in accordance with Policies 40 and 41 of the HDPF.

Other considerations

- 6.15 The comments of Storrington Parish Council regarding the unauthorised presence of a mobile home on the site are noted. The mobile home in question is unauthorised, having been granted temporary planning permission in connection with planning permissions DC/10/0785 and SDNP/14/00249/FUL, and is subject of a Planning Compliance investigation. The applicant has indicated that the shell of this mobile structure would be adapted to accommodate the use proposed by this current application. The removal of the mobile home is not though linked to this application and can be secured through enforcement action, if necessary.

Conclusion

- 6.16 The proposed development is considered to be appropriately integrated with the character of its surroundings, and would not result in any adverse impact on the quality or enjoyment of the views of the South Downs National Park. Officers therefore recommend the application for approved, subject to the satisfaction of the listed conditions.

7. RECOMMENDATIONS

It is recommended that the application be granted subject to the following conditions:

- 1 A list of the approved plans.
- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to

achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** Prior to the occupation of the proposed training hereby permitted, a detailed parking arrangement plan, indicating the proposed parking area to the site, including a statement detailing the proposed expected customer movement to and from the site, stating how movement will be managed, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details prior to the commencement of the approved use and shall be retained as such thereafter.

Reason: As this matter is fundamental to enable the Local Planning Authority to control traffic movement to and from the site, in the interests of amenity by endeavouring to achieve sustainable transport in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The hereby approved building shall only be used for the provision of agricultural and butchery courses, and associated accommodation, in association with the agricultural holding of Downsview Farm.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015), development unrelated to an essential rural activity would not normally be permitted.

- 6 **Regulatory Condition:** The residential accommodation within the hereby approved building shall be occupied solely for purposes ancillary to the primary use of the building for agricultural and butchery courses, and shall not be used as a separate or permanent unit of residential accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** In the event of the building hereby permitted ceasing to be used in connection with the agricultural use of Downsview Farm, it shall be removed from the site and the land shall be restored to a condition which has previously been agreed in writing by the Local Planning Authority.

Reason: The site lies in an area where, in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015), development unrelated to an essential rural activity would not normally be permitted.

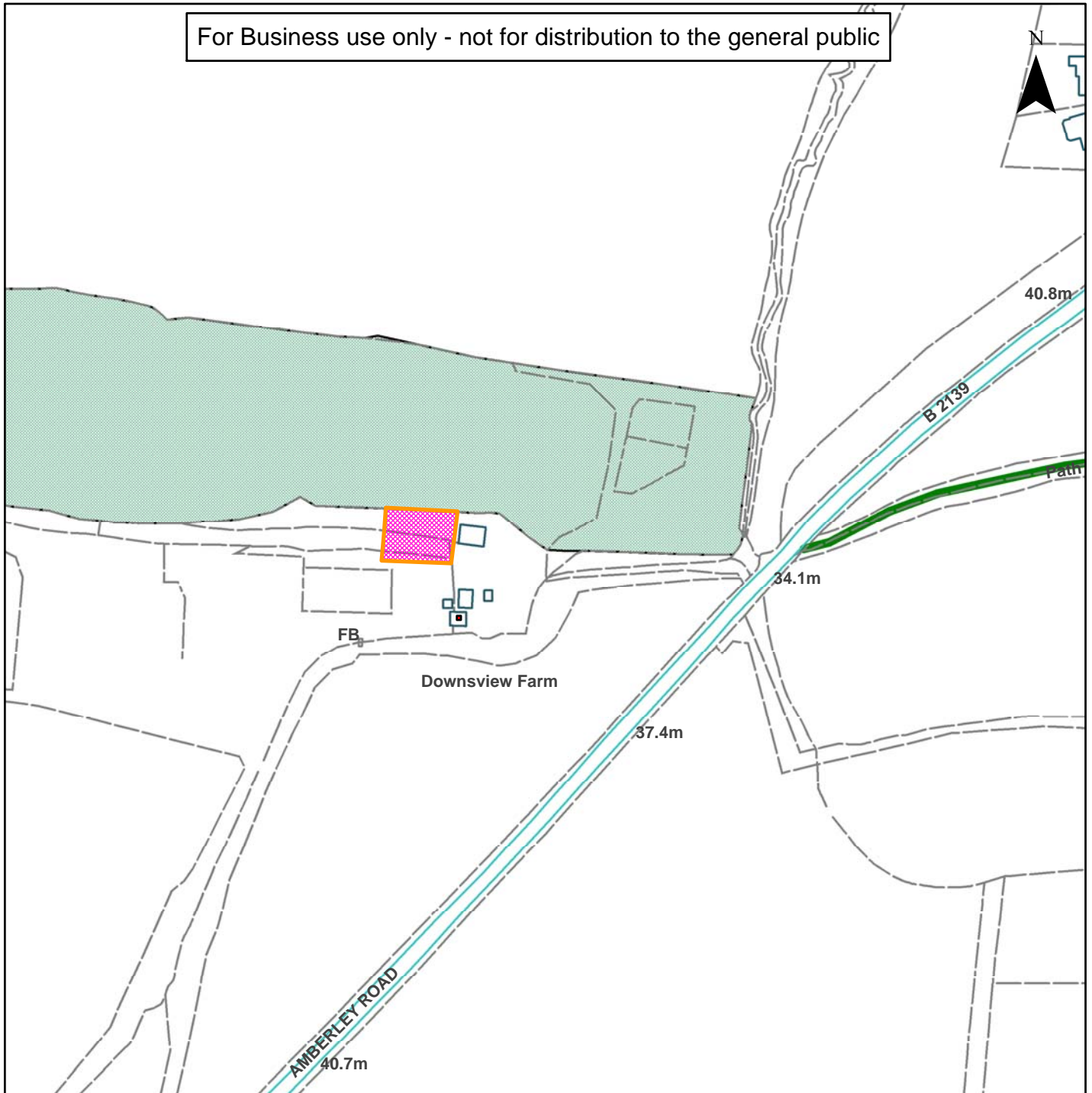
- 8 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans. Any external lighting that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).



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Report to **Planning Committee South**
Date **16.01.2018**
By **Head of Development**
Local Authority **Horsham District Council**
Application Number **SDNP/17/02592/FUL**
Applicant **Mr Richard Scott**
Application **Proposed erection of single storey training/accommodation building for agricultural and butchery courses**
Address **Downsview Farm
Clay Lane
Cootham
RH20 4HL**

Recommendation: Grant permission subject to conditions

Executive Summary

1 Site Description

The application relates to a working farm located partly within the South Downs National Park but also within the adjoining countryside of Horsham District, south-west of the built up area of Storrington. The application site consists of a working yard to the farm, which is accessed via a track from Clay Lane, and hosts an existing cold store and other associated agricultural outbuildings. To the north, a natural bund screens the site, and includes established shrubs and trees on a raised grassed verge to the south.

2 Proposal

Planning permission is sought for the erection of an agricultural training building within the grounds of the yard of the farm, formed of a 19m wide by 6.2m deep pitched roof building with an eaves height of 2.5m and ridge height of 3.6m. The building would be used of teaching and training butchery courses in relation to the use of the farm, hosting overnight accommodation, kitchen areas, bathroom/WCs, and training rooms.

The application site straddles separate Planning Authority's, the South Downs National Park (SDNP) and Horsham District Council (HDC). It has therefore been necessary to submit a planning application to each Authority, with the accompanying HDC application also included on this agenda under reference DC/17/2639.

3 Relevant Planning History

DC/11/0751	Cold store facility to store approx. 50 - 60 carcasses per week, installation of an emergency super silent generator, toilet, changing area and 2 No. deep freezers	Approved	13-MAY-2011
DC/08/1741	Prior notification to erect 5 feed bin stores	Approved	18-AUG-2008

4 Consultations

HO - Public Health & Licensing (Env. Health)

No objection.

WSCC - Highways

No objection, following the confirmation of information regarding course dates and number of attendees.

Parish Council Consultee

No objection, subject to a non-severance condition.

The Wiggonholt Association

Objection – the application proposes a change of use from agricultural to business and residential, which would result in an adverse increase in journeys within the countryside, in which the accommodation is disproportionate to the size of the farm.

5 Representations

Nine letters of representation received objecting to the proposal on the following grounds:

- Inappropriate residential accommodation within the SDNP
- Other courses are available nearby
- Adverse harm to existing traffic in area
- Scale and size of building would be visually prominent
- Impact on Grade II listed dwelling (Cootham Farmhouse)
- No confirmation of materials
- Contrary to agricultural practice and guidance
- No existing butchery use or licence on the site
- Threat of proposed building to be used as residential accommodation over time
- Threat of proposed industrial use on the site over time

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Horsham District Local Development Framework: General Development Control Policies (2007).

The relevant policies to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the national parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF3 – Supporting a Prosperous Rural Economy
- NPPF7 – Requiring Good Design

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **Horsham District Local Development Framework: The Core Strategy (2007)** are relevant to this application:

- CP3 - Improving the Quality of New Development
- CPI - Landscape and Townscape Character

The following policies of the **Local Development Framework: General Development Control Policies (2007)** are relevant to this application:

- DC1 - Countryside Protection
- DC4 - Areas of Outstanding Natural Beauty (AONBs)
- DC9 - Development Principles
- DC23 - Sustainable Farm Diversification
- DC25 - Rural Economic Development and the Expansion of Existing Rural Commercial Sites/Intensification of Uses
- DC39 - Tourism
- DC40 - Transport & Access
- DC41 - Parking

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- Outcome 1 – The landscape character of the National Park, its special qualities and local distinctiveness have been conserved and enhanced
- Policy 1 – Conserve and enhance the natural beauty and special qualities of the landscape and its setting
- Policy 50 – Housing and other development in the National Park should be closely matched to the social and economic needs of local people, and should be of high design and energy efficiency standards

The South Downs Local Plan: Preferred Options was approved for consultation by the National Park Authority on 16th July 2015 to go out for public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period ran from 2nd September to 28th October 2015. The responses received are being considered by the Authority. The next stage in the plan preparation will be the publication and then submission of the Local Plan for independent examination. Until this time, the Preferred Options Local Plan is a material consideration in the assessment of this planning application in accordance with paragraph 216 of the National Planning Policy Framework, which confirms that weight can be given to policies in emerging plans following publication. Based on the early stage of preparation the policies within the Preferred Options Local Plan are currently afforded limited weight and are not relied upon in the consideration of this application.

8 Planning Assessment

Principle and Use

The site is located outside of the defined built-up area, and is therefore considered to be located within the countryside. Policy DC1 of the Horsham District Local Development Framework

states that development will not be permitted unless it is considered essential to its countryside location and does not lead, either cumulatively or individually, to a significant increase in the overall level of activity in the countryside.

Policy DC23 states that proposal for new rural enterprises within established agricultural holdings will be permitted if the diversification scheme would not harm the countryside's rural character, landscape, historical landscape features and wildlife by the nature and level of activity.

Policy DC25 states that development will be permitted where it can be demonstrated that the development delivers economic benefits to the rural area, in which intensified uses on existing sites is limited to the expansion and/or adaptation plans which are essential to the operation of the established business.

The application proposes to diversify the existing agricultural use on the site, by utilising a proposed building (adjacent to the existing cold store building) for teaching butcher courses to farmers and members of the public. The proposed use would be contained within the building and existing operations on the site would not be affected. Whilst the provision of an associated agricultural facility open to the public on the site would result in the increase in trip generation to the farm, the proposed use on the site is not considered to be of a scale that would result in an adverse increase in activity within the countryside. Further to this, the proposed use of the site would result in a reasonable diversification of the existing agricultural use, which in principle would demonstrate some local economic benefits. With this in mind, the principle of the application is therefore accepted.

Neighbouring concerns regarding to the provision of accommodation within the building are noted. However, there is no indication that the accommodation would be used for permanent residential use, and the nature of the use can be controlled via condition.

Visual Impact and Setting

Policy DC4 states that development within or near the Sussex Downs that would adversely affect the character, quality, views, distinctiveness, or threaten the public enjoyment of these landscapes will not be permitted.

Policy DC9 relates to general development principles. It seeks to ensure that development proposals make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.

The proposed training building would be sited adjacent to the existing cold store building within the yard of the holding, measuring 19m in width, 6.2m in depth, and would host a pitched roof with an eaves height of 2.5m and a maximum ridge height of 3.6m. Though large, the proposed building would be comfortably accommodated within the large yard of the farm and would be sited close to an existing building on the site – thus consolidating the built form to one area. The pitched roof and simple plan form of the proposed building is considered appropriate for its setting, which if of a scale and massing is sympathetic with the site and wider surroundings, and would not appear out of context within the rural setting.

The shorter side of the building would be visible from the approach track from Clay Lane, in which the longer side of the building would run parallel to the raised bund to the northern boundary of the site. Given the topography and screening surrounding the application site, coupled with the orientation and relatively low height of the proposed building, views of the building would be largely obscured from view from the north and south, which is within the ownership of the applicant. With this in mind, the proposed building would not result in any harm to the character and appearance or the quality, views, distinctiveness, or threaten the public enjoyment of the South Downs National Park, in accordance with Policy DC4 of the Horsham District Planning Framework: General Development Control Policies (2007). A condition is recommended to secure further details of the building's appearance and materials.

Impact on Amenity

Policy DC9 states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Given the site's isolated location within the countryside, in which the proposed building would not directly neighbour any residential dwellings, the proposed training building would not result in any adverse harm to neighbouring amenity by way of overshadowing or overlooking. Further to this, given the low scale operation of the proposed dwelling, coupled with the existing use of the adjacent cold store, the proposed building would not result in any undue harm by way of noise or smell nuisance detrimental to neighbouring amenity. The application is therefore considered in accordance with Policy DC9 of the Horsham District Planning Framework: General Development Control Policies (2007).

Transport and Parking

Policy DC40 relates to transport and access, which states that development should be of a scale that is appropriate to its location, and provides a safe and adequate means of transport.

The proposed training building would be accessible via the existing access to the farm from Clay Lane, in which WSCC Highways have stated access provides adequate and safe visibility and space for cars to access and exit the site, in which the area leading to and surrounding the application site provide ample space for cars to turn. No alterations to the highway are required to accommodate the use of the building.

As noted, the proposed use on the site would generate additional trips to the farm. In addition to this, the site is not within a sustainable location for access via public transport – as such, it is more than likely that users will be required to drive to the site. Given the use and location of the proposed building/use, the proposal is not likely to generate adverse additional trips. Whilst provision of parking has been indicated on the proposed plans, the application lacks a detailed parking arrangement, and does not indicate the expected level of custom, or the ways in which this will be controlled. Though the principle of the application is accepted, on transports grounds, a condition is attached to ensure that a parking detailed arrangement and management plan is submitted and approved prior to the occupation of the development.

The applicant has advised that courses will run throughout the year, in which accommodation would be included as part of the course, and would accommodated 3-6 people per week. The proposed level of custom indicated is not considered to result in a harmful increase in traffic movement from the site, nor amount to any increased risk on the safety of the highway. With this and the above in mind, the proposal is considered in accordance with Policies DC40 and DC41 of the Horsham District Planning Framework: General Development Control Policies (2007).

Other considerations

The comments of Storrington Parish Council regarding the unauthorised presence of a mobile home on the site are noted. The mobile home in question is unauthorised, having been granted temporary planning permission in connection with planning permissions DC/10/0785 and SDNP/14/00249/FUL, and is subject of a Planning Compliance investigation. The applicant has indicated that the shell of this mobile structure would be adapted to accommodate the use proposed by this current application. The removal of the mobile home is not though linked to this application and can be secured through enforcement action, if necessary.

9 Conclusion

The proposed development is considered to be appropriately integrated with the character of its surroundings, and would not result in any adverse impact on the quality or enjoyment of the views of the South Downs National Park. Officers therefore recommend the application for approved, subject to the satisfaction of the listed conditions.

10 Reason for Recommendation and Conditions

It is recommended that the application be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policies DC4 and DC9 of the Horsham District Planning Framework: General Development Control Policies (2007).

3. The hereby approved building shall only be used for the provision of agricultural and butchery courses, and associated accommodation, in association with the agricultural holding of Downsview Farm.

Reason: The site lies in an area where, in accordance with policy DC1 of the Horsham District Local Development Framework: General Development Control Policies (2007), development unrelated to an essential rural activity would not normally be permitted.

4. The residential accommodation within the hereby approved building shall be occupied solely for purposes ancillary to the primary use of the building for agricultural and butchery courses, and shall not be used as a separate or permanent unit of residential accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies DC1 and DC9 of the Horsham District Planning Framework: General Development Control Policies (2007).

5. In the event of the building hereby permitted ceasing to be used in connection with the agricultural use of Downsview Farm, it shall be removed from the site and the land shall be restored to a condition which has previously been agreed in writing by the Local Planning Authority.

Reason: The site lies in an area where, in accordance with policy DC1 of the Horsham District Local Development Framework: General Development Control Policies (2007), development unrelated to an essential rural activity would not normally be permitted.

6. Prior to the occupation of the proposed training hereby permitted, a detailed parking arrangement plan, indicating the proposed parking area to the site, including a statement detailing the proposed expected customer movement to and from the site, stating how movement will be managed, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details prior to the commencement of the approved use and shall be retained as such thereafter.

Reason: As this matter is fundamental to enable the Local Planning Authority to control traffic movement to and from the site, in the interests of amenity by endeavouring to achieve sustainable transport in accordance with Policies DC40 and DC41 of the Horsham District Planning Framework: General Development Control Policies (2007).

7. No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority. Any that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy DC9 of the Horsham District Planning Framework: General Development Control Policies (2007).

11. Crime and Disorder Implications

- 11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

- 12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

- 13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

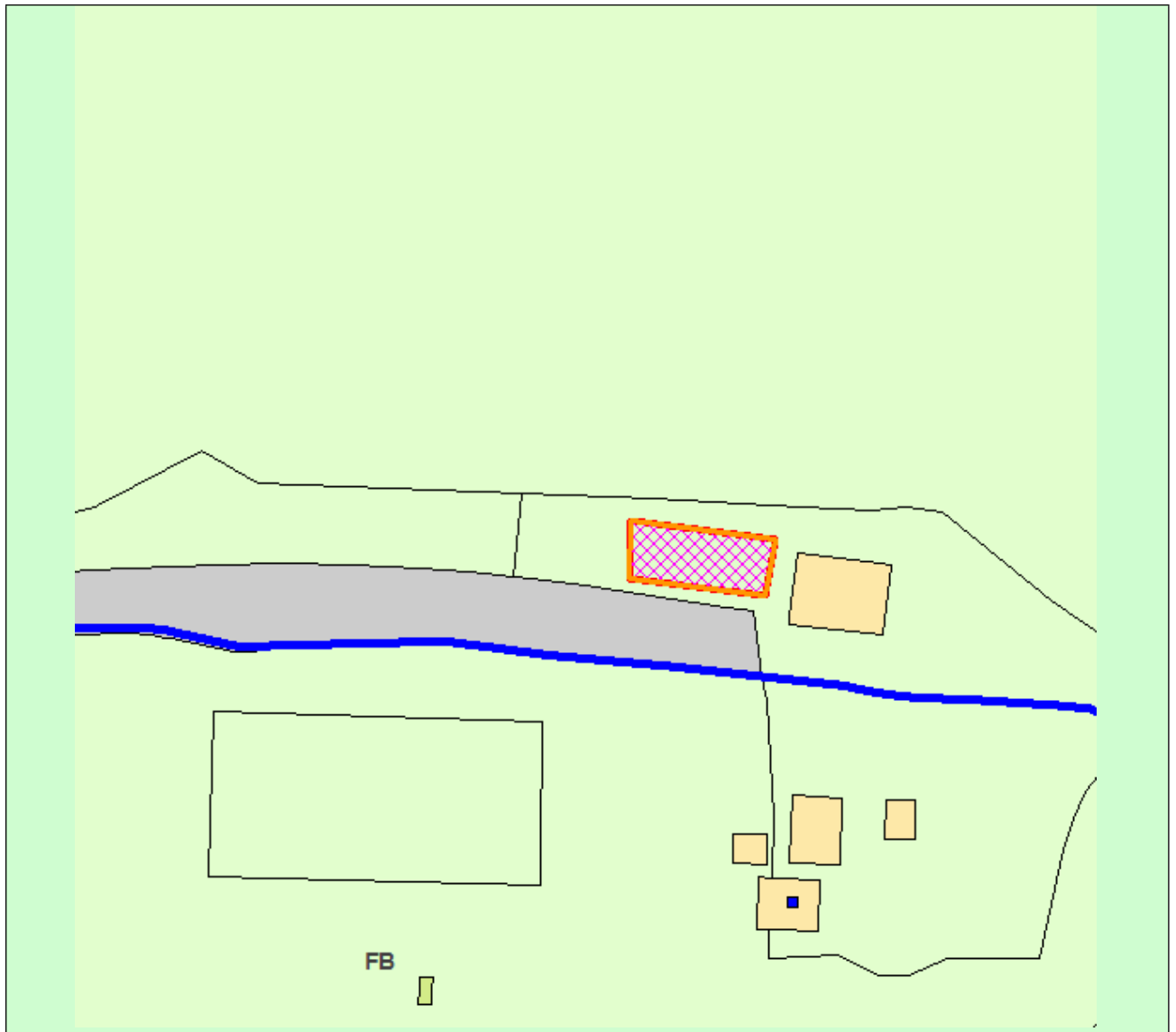
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Tim Slaney
Director of Planning
South Downs National Park Authority

Contact Officer: Robert Hermitage
Tel: 01403 215382
email: Robert.Hermitage@horsham.gov.uk
Appendices Appendix 1 - Site Location Map
Appendix 2 – Plans Referred to in Consideration of this Application
SDNPA Consultees
Background Documents SDNP/17/02595/FUL

Appendix I

Site Location Map



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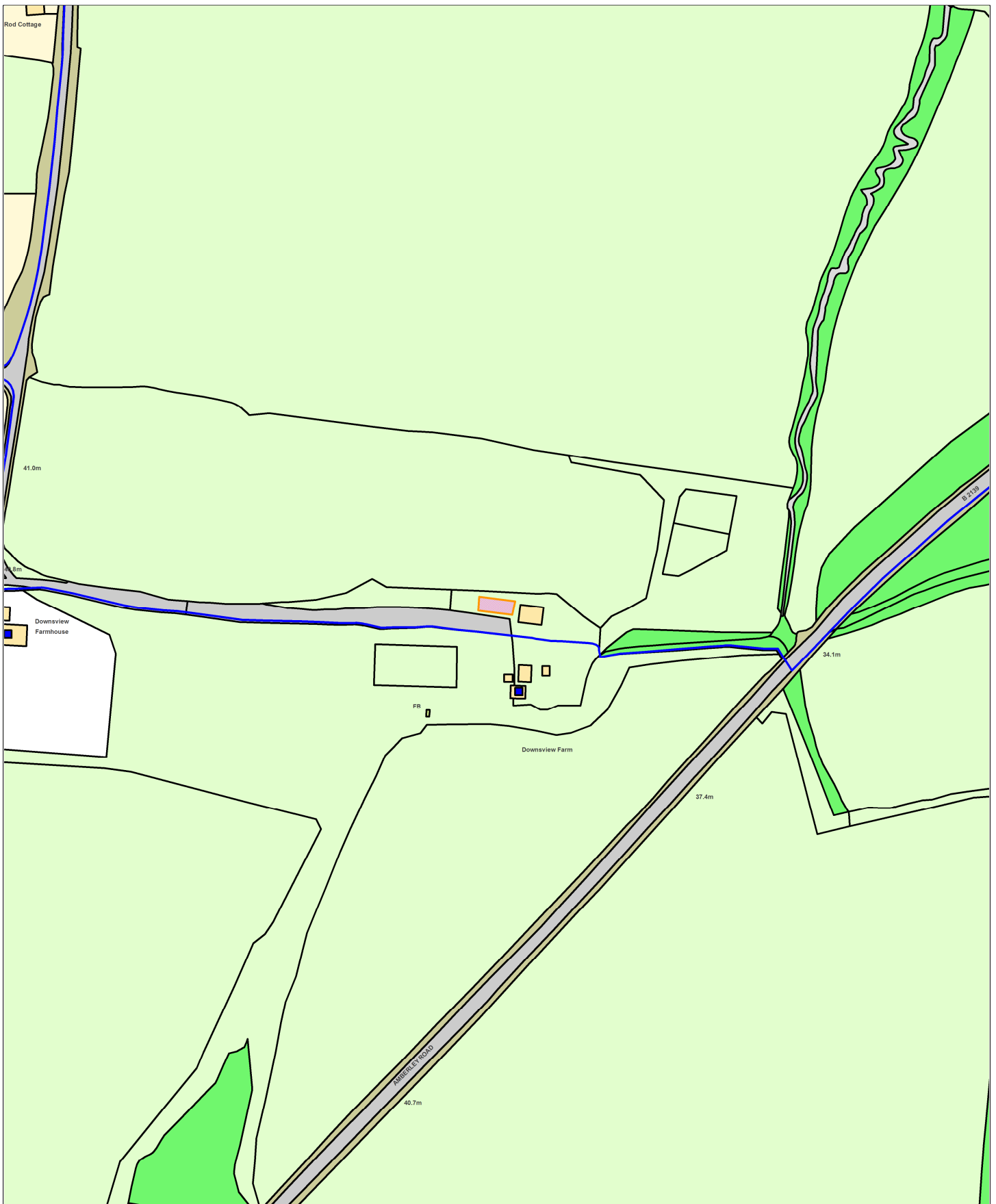
Appendix 2 – Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - Location	NONE		16.06.2017	Approved
Plans - Block	NONE		16.06.2017	Approved
Plans - Proposed Elevations	NONE		06.06.2017	Approved
Plans - Proposed Floor	NONE		06.06.2017	Approved
Reports - Noise impact assessment	NONE		18.05.2017	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.

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