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Planning Committee (South)

Tuesday, 16th May, 2017 at 2.30 pm

Main Conference 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** 5 - 10
To approve as correct the minutes of the meeting held on 25th April 2017
- 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 - 14

Applications for determination by Committee:

6. **DC/15/1992 - Storrington Squash Club, Greyfriars Lane, Storrington (Ward: Chantry) Applicant: Storrington Squash Club** 15 - 24

7. **DC/16/2915 - Blacklands Farm Camping, Blacklands Farm, Wheatsheaf Road, Henfield (Ward: Henfield) Applicant: Mr Neil & Grahame Goodridge** 25 - 38

8. **DC/16/2522 - Blacklands Farm, Wheatsheaf Road, Henfield (Ward: Henfield) Applicant: Mr Grahame & Neil Goodridge** 39 - 50

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

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 Development Manager 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>

Planning Committee (South)
25 APRIL 2017

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

Apologies: Councillors: David Jenkins and Liz Kitchen

PCS/113 **MINUTES**

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

PCS/114 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/16/1866: Councillor John Blackall declared a personal interest because he lives on Haglands Lane.

PCS/115 **ANNOUNCEMENTS**

There were no announcements.

PCS/116 **APPEALS**

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

PCS/117 **DC/16/2835 - ABINGWORTH NURSERIES, STORRINGTON ROAD, THAKEHAM (WARD: CHANCTONBURY) APPLICANT: ABINGWORTH HOMES**

The Head of Development reported that this application sought permission for a variation of Condition 1 of previously approved application DC/16/0871, which related to permission DC/10/1314 for 146 dwellings on the site.

This application sought to amend the layout of plots 76 to 126 (Phase 2) by replacing the 51 dwellings for over 55s with 62 market dwellings. The additional 11 units would include four affordable housing units. The 62 houses would comprise: nine 2-bedroom; 33 3-bedroom and 20 4-bedroom houses. A 2-bedroom flat above the village shop was also proposed. The application also included improvements to bridle paths in the area and traffic calming in Storrington Road.

With this proposal, together with previous minor material amendments, the overall development of permission DC/10/1314 would comprise 159 dwellings, including 123 open market dwellings, 16 affordable units and 20 local worker units, a village hall and shop, a pre-school facility, community workshops/studio, sports pitches, changing rooms, a cricket pitch and pavilion, a children's play area, access roads, open space and landscaped areas.

The site was located outside the built-up area of Thakeham, east of Storrington Road and north-east of Abingworth Hall Hotel. There were dwellings to the west, though the main village lay to the north, separated from the site by fields. There was agricultural land to the north, south and east, with boundaries edged by hedgerows and trees. Construction work connected to previous permissions had commenced on the site.

Details of relevant government and council policies, as contained within the report, were noted by the Committee. Relevant planning history, which included other minor material amendments to DC/10/1314, was noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council supported the application. Thakeham Village Action objected to the application, and a further 81 letters of objection had been received. There had been three letters of support. One member of the public, representing Thakeham Village Action, spoke in objection to the application. A representative of the applicant and a representative of the Parish Council both 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 housing mix; appearance and layout; the amenity of nearby and future residents; the impact of the flat above the shop; and highways. The principle of development had already been established, and it was noted that additional community benefits and affordable housing would be secured through a legal agreement.

Members concluded that the additional dwellings would not have a significant detrimental impact on the overall development and the proposed housing mix reflected local need.

RESOLVED

- (i) That a legal agreement, in the form of a Deed of Variation, be entered into to:
 - (a) secure the collection of all benefits previously secured under the previous consents relating to permission DC/10/1314; and
 - (b) secure the additional affordable housing and additional contributions and measures, including improvements to

rights of way and traffic calming measures, to mitigate the impact of the additional 12 units..

- (ii) That on completion of (i) above, planning application DC/16/2835 be determined by the Head of Development in consultation with Local Members. The view of the Committee was that the application should be granted.

PCS/118 **DC/17/0411 - FIRSIDE, LOWER FAIRCOX, HENFIELD (WARD: HENFIELD)**
APPLICANT: MR & MRS HUCKSON

The Head of Development reported that this application sought permission for the demolition of a bungalow and erection of four 3-bedroom semi-detached houses, which would have three storeys, with a bedroom and en-suite built into the roof. The design included gable ends, pitched roof, brick and timber cladding. There would be two parking spaces for each dwelling and an additional visitor space.

The application site was located within the built-up area of Henfield, set back from the public highway of Lower Faircox, surrounded by properties of varying size and appearance oriented at various angles to the site.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. Sixteen letters of objection had been received. Three members of the public spoke in objection to the application and the applicant's agent 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 principle of development; character of the dwellings and visual amenities of the street scene; the amenity of neighbouring occupiers; and parking and traffic. Members noted concerns regarding access to the site and its impact on the amenity of nearby residents.

The scale of the proposal in relation to the plot size and proximity of adjacent gardens and neighbouring properties were discussed. Members concluded that, whilst the principle of development on the site was acceptable, the proposal would lead to overdevelopment of the site and would harm the character and visual amenities of the surrounding area.

RESOLVED

That planning application DC/17/0411 be refused for the following reason:

- 01 The proposed development would be of a scale, mass and bulk that would appear as a prominent addition within the context of the site and surroundings, which given the number of units proposed, would result overdevelopment of the backland site. The proposed development would therefore result in harm to the character and visual amenities of the townscape, and would not relate sympathetically to the built surroundings, contrary to Policies 32 and 33 of the Horsham District Planning Framework (2015).

PCS/119 **DC/16/1866 - MORALEE FARM, HAGLANDS LANE, WEST CHILTINGTON
(WARD: CHANCTONBURY) APPLICANT: MS CLAIRE HOLLOWAY**

The Head of Development reported that this application sought permission for a temporary rural workers dwelling, the erection of an agricultural building and alterations to access. The application had been considered by the Committee in December 2016 when it had been deferred to allow for additional information to be supplied by the applicant regarding: the particular location within the site chosen for the agricultural barn; and clarification on the business plan (Minute No. DMS/81 (20.12.16) refers).

The application site was located in a rural location on the northern side of Haglands Lane, where it was a country lane with hedgerow and trees, not far from Old Haglands, a Grade II Listed Building to the west.

Members were referred to the previous report which contained details of relevant policies, planning history, the outcome of consultations and a planning assessment of the proposal. Three further letters of objection had been received. One member of the public and two representatives of the Parish Council all spoke in objection to the application. An associate of the applicant, the applicant and applicant's agent all addressed the committee in support of the proposal.

Members considered the additional information that had been supplied by the applicant that sought to justify the proposed location of the barn, and expanded on the proposed business plan. Members also noted further information supplied by the applicant in response to concerns raised by the Parish Council.

Members discussed the proposal in the context of concerns regarding the scale and location of the barn and viability of the scheme. The Council's Agricultural Advisor gave expert opinion in support of the proposed scale and location of the barn, and on the soundness of the business plan. Members concluded that the scheme would put the agricultural land to good use and would not have a significant detrimental impact on the surrounding area.

Members were advised that Condition 2 would be amended to reflect the date of approval, so that the three year consent for the temporary workers dwelling would commence on the date of the decision.

RESOLVED

That planning application DC/16/1866 be granted subject to the conditions as reported, with Condition 2 amended thus to reflect the date of the decision to grant permission:

‘The temporary workers dwelling hereby permitted shall be removed and the land shall be restored on or before the **26 April 2020** to its former condition as grassed agricultural land unless otherwise agreed in writing by the Local Planning Authority.’

PCS/120 **DC/16/1088 - CRIMOND, MAUDLIN LANE, BRAMBER, STEYNING (WARD: BRAMBER, UPPER BEEDING & WOODMANCOTE)**
APPLICANT: MR DAVID KING

The Head of Development reported that this application sought permission for a detached two storey 4-bedroom house, with a ridge height of 7.4 metres. The proposal included a new access onto Clays Hill.

During the application process, the application had been amended, with the access recited to allow for improved visibility splays; a balcony removed; external materials amended; and the application site increased in size.

The application site was located within the built-up area of Steyning on the southern side of Clays Hill, and comprised part of the garden area of Crimond and the neighbouring property Whindene. Crimond, which was accessed from Maudlin Lane, was above the application site and a two storey house, Hill View, lay to the east.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. Twenty-five letters of objection had been received. Three members of the public spoke in objection to the application and a representative of the Parish Council also spoke in objection to it. 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 principle of development; character of the area; amenities of neighbouring properties; trees; and highway considerations. Whilst Members acknowledged concerns regarding the visibility splays, the Highway Authority had raised no objection and Members concluded that the application could not be refused on road safety grounds.

In response to concerns regarding the impact of construction vehicles and the removal of spoil from the site, it was agreed that Condition 5 be strengthened to require a Construction Management Plan to include arrangements for the disposal of waste soil.

Members considered the scale and character of the proposal and its relationship to the surrounding area. It was agreed that Local Members would be consulted on materials affecting the external appearance of the dwelling.

RESOLVED

That planning application DC/16/1088 be granted subject to the conditions as reported, with the following amendments:

Condition 5 to be amended so that arrangements for the disposal of spoil from the site are included in the Construction Management Plan;

Condition 6 to be approved in consultation with Local Members.

The meeting closed at 4.35 pm having commenced at 2.30 pm

CHAIRMAN



Planning Committee (South)

Date: 16th May 2017

Report by the Head of Development: APPEALS
Report run from 05/04/2017 to 03/05/2017

1. Appeals Lodged

I 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/16/2371	1 Orchard Close Small Dole Henfield West Sussex BN5 9YA	11 th April 2017	Refuse	
DC/16/2414	Land Rear of Oakley Flats High Street Partridge Green West Sussex RH13 8HX	11 th April 2017	Refuse	
DC/16/1999	Brookdale Farm West Chiltington Lane Broadford Bridge Billingshurst West Sussex RH14 9EA	13 th April 2017	Refuse Prior Approval	
DC/16/1664	Crosswinds Hampers Lane Storrington Pulborough West Sussex RH20 3HZ	19 th April 2017	Permit	Refuse
DC/16/0731	Land North East of Glebelands Pulborough West Sussex RH20 2GN	24 th April 2017	Refuse	Refuse
DC/16/2769	Morley Manor Brighton Road Shermanbury Horsham West Sussex RH13 8HQ	25 th April 2017	Refuse	
DC/17/0093	Land To The Front of Ling Heath Common Hill West Chiltington Pulborough West Sussex RH20 2NR	27 th April 2017	Refuse	

DC/16/1619	St Josephs Abbey Greyfriars Lane Storrington West Sussex RH20 4GJ	28 th April 2017	Refuse	
DC/14/1515	St Josephs Hall Greyfriars Lane Storrington Pulborough West Sussex RH20 4HE	3 rd May 2017	Refuse	

2. Live Appeals

I have received notice from the Department of Communities and Local Government that the following appeals are now in progress:

Ref No.	Site	Appeal Procedure	Start Date	Officer Recommendation	Committee Resolution
DC/16/2583	23 Pound Lane Upper Beeding Steyning West Sussex BN44 3JB	Fast Track	12 th April 2017	Refuse	
DC/16/1082	Land at Coombelands Lane Pulborough West Sussex	Written Reps	20 th April 2017	Refuse	Refuse
DC/16/2411	Chicken Sheds Chalk Farm Okehurst Lane Billingshurst West Sussex	Written Reps	28 th April 2017	Refuse Prior Approval	
DC/16/2412	The Barn Chalk Farm Okehurst Lane Billingshurst West Sussex	Written Reps	28 th April 2017	Refuse Prior Approval	
DC/16/2538	The Piggery West End Lane Henfield West Sussex BN5 9RA	Written Reps	26 th April 2017	Refuse	Refuse

3. Appeal Decisions

I 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/16/1252	Little Thatch Veras Walk Storrington Pulborough West Sussex RH20 3JF	Written Reps	Dismissed	Permit	Refuse

DC/16/1453	7 Gorse Bank Close Storrington Pulborough West Sussex RH20 3AQ	Written Reps	Dismissed	Refuse	
DC/16/1908	Longbury Hill House Veras Walk Storrington Pulborough West Sussex RH20 3JF	Written Reps	Dismissed	Refuse	Refuse
DC/16/1036	Lock Farm Lock Partridge Green Horsham West Sussex RH13 8EG	Written Reps	Dismissed	Refuse	

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 16 May 2017

DEVELOPMENT: Outline application for the demolition of existing squash club facility and erection of replacement residential development with associated car parking.

SITE: Storrington Squash Club Greyfriars Lane Storrington Pulborough

WARD: Chantry

APPLICATION: DC/15/1992

APPLICANT: Storrington Squash Club

REASON FOR INCLUSION ON THE AGENDA: More than 8 representations have been received which are contrary to the officer recommendation

RECOMMENDATION: That planning permission be approved, subject to completion of a Legal Agreement securing a contribution towards off-site affordable housing provision and improvements to leisure facilities in the District, and appropriate conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.1 The application seeks outline planning permission for demolition of the existing squash club and the erection of a replacement building containing 9 self-contained flats. The application seeks consent for access and layout. The access would utilise the existing arrangement, off Greyfriars Lane, with the layout including the siting of the building and the associated car parking.

1.2 The appearance, scale and landscaping of the development are reserved matters, which would be considered as part of a subsequent application on the site. While appearance and scale are reserved, the application is accompanied by illustrative plans. The plans indicate a three-storey brick building, with a glazed / lightweight third-storey set in from lower levels of the building.

DESCRIPTION OF THE SITE

1.3 The application site comprises a detached two-storey building, within the built-up area of Storrington, which comprises a private members squash club and associated changing

facilities, gym and club room. The building, which features a flat roof, features ground floor brick work, with limited fenestration, and first floor tile hanging and windows associated with the club room.

- 1.4 The site is adjoined by Storrington Community Centre and Museum to the north, Storrington Tennis Club to the west, a Grade II Listed Building to the east, and a surface car park (associated with the squash club and tennis club) to the south. The north and eastern boundaries of the site mark the edge of the Storrington Conservation Area.
- 1.5 The site is accessed off Greyfriars Lane via an access shared with Storrington Tennis Club and neighbouring residential properties.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**
 NPPF 7 – Requiring good design
 NPPF11 – Conserving and enhancing the natural environment
 NPPF14 – Presumption in favour of sustainable development

RELEVANT COUNCIL POLICY

- 2.3 **Horsham District Planning Framework (HDPF 2015)**
 Policy 1 – Strategic Policy: Sustainable Development
 Policy 2 – Strategic Policy: Strategic Development
 Policy 3 – Strategic Policy: Development Hierarchy
 Policy 32 – Strategic Policy – The Quality of New Development
 Policy 33 – Development Principles
 Policy 40 – Sustainable Transport
 Policy 41 – Parking
 Policy 42 – Inclusive Communities
 Policy 43 – Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 for the Parishes of Storrington & Sullington and Washington have been designated a neighbourhood plan area and work is progressing on a neighbourhood plan. At the present time however the HDPF remains the current and up to date plan for the area.

PLANNING HISTORY AND RELEVANT APPLICATIONS

SR/44/79	3 squash courts incorporating changing rooms etc. (From old Planning History)	Application Permitted on 04.10.1979
DC/11/2081	Two storey eastern extension to squash club	Application Refused on 13.12.2011

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 Community and Culture: Seek a contribution towards additional community sports facilities within the District to compensate for the loss of the existing facilities.
- 3.3 Conservation: No objection to access and siting.

OUTSIDE AGENCIES

- 3.4 Historic England: No objection.
- 3.5 Southern Water: No objection, a formal application would be required for any connection to the public sewerage system.
- 3.6 Storrington & Sullington Parish Council: Object. The squash club is a local asset, would result in the loss of a leisure facility, would be detrimental to adjoining properties and features an inadequate access.
- 3.7 West Sussex Country Council – Highways: The access and the access road is well-established and anticipate that the proposed residential use would generate fewer daily vehicle movements and have a less intensive impact than the existing use. The parking layout and number of spaces would be acceptable for the proposed development. Refuse collection details to be secured by condition.

PUBLIC CONSULTATIONS

- 3.8 55 representations were received objecting to the proposal for the following reasons:-
- The squash club is an important sporting and social facility for the wider community as well as Storrington;
 - The proposal represents an overdevelopment of the site;
 - The existing and proposed access arrangements are unsuitable;
 - Conflict between users of the shared access road;
 - Increased safety hazard;
 - Inadequate on-site parking provision (for the proposed development and the tennis club);
 - A boundary would need to be defined between the application site and neighbouring tennis club land;
 - Overlooking and loss of privacy for adjoining properties;
 - Noise, dust and disturbance from building works;
- 3.9 1 representation was received commenting that if the existing use is not sustainable then there would be no objection to its loss.

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

- 6.1 The key issues of consideration relate to the principle of development, including the loss of the existing squash club; the impact on the character and appearance of the area; the impact on neighbouring amenity; and highway issues.

Principle of development

- 6.2 Policy 3 of the HDPF states that development will be permitted within towns and villages which have defined built-up areas, with any infilling and redevelopment required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement. The application site is within the built-up area of Storrington, which is recognised as being a settlement with a good range of services and facilities, strong community networks and local employment provision, together with reasonable rail and / or bus services. In principle, it is considered that a development of 9 flats would be appropriate to the characteristics of the settlement and is acceptable in principle, subject to detailed considerations.
- 6.3 As existing the site provides a leisure facility in the manner of a private members squash club, within Use Class D2. Policy 43 of the HDPF seeks to retain leisure facilities unless, amongst other criteria, equally usable facilities can be provided nearby and that continued use of the service is no longer feasible. The policy also advises that a loss may be considered acceptable if a significant enhancement to the nature and quality of an existing facility will result from the redevelopment.
- 6.4 The applicant has advised that the existing membership of the club, which comprises 42 individuals, is not sufficient to sustain the facility which is in need of wholesale repair and refurbishment in order to sustain the use of the site. The applicant has further advised that the level of investment required would not be viable given the income generated by the use.
- 6.5 There are no reasons to dispute this view and at the time of the site visit it was apparent that the building was in need of repair and refurbishment. The applicant has identified squash clubs in the vicinity of the site, including Horsham, Christ's Hospital and, outside of the District, Worthing, which would continue to serve the local population. In addition, a financial contribution is sought to improve existing sports facilities elsewhere in the District which are open to all, not just private members; potentially improving access to sports facilities for residents within the District.
- 6.6 Policy 16 of the HDPF requires, on sites of between 5 and 14 dwellings, 20% of dwellings to be affordable, or where on-site provision is not achievable a financial contribution equivalent to the cost of providing the units on site. The scale of the development is considered appropriate to secure a financial contribution and the applicant has agreed to this approach, which is set out in the draft Planning Obligations SPD. The contribution would be secured through a s106 agreement and this will ensure compliance with the above policy.

Character and appearance

- 6.7 The application site adjoins the Storrington Conservation Area and a number of historic and listed buildings. The existing building is of no architectural interest and there would be no

objection to its demolition. The current application seeks consent for the layout, and this includes the siting of the proposed building and the associated car parking.

- 6.8 The proposed building would feature a smaller footprint than the existing with greater separation from the shared north and eastern boundaries of the site. This siting is considered acceptable and would allow for enhanced landscaping to the remaining curtilage. The layout to the frontage of the site would allow for car parking and refuse / recycling and cycle stores, with intermittent planting areas. The proposed layout is considered acceptable, and an improvement on the existing, having regard to the characteristics of the site and its relationship with surrounding development.
- 6.9 The scale and appearance of the development is a reserved matter, discussions have though taken place to ensure a development could be achieved on the site which would preserve the character and appearance of the surrounding area. The submitted plans indicate a three-storey building with a recessed lightweight top-storey which would reduce the resulting bulk, massing and visual impact of this height. The use of brick as the dominant material would help to assimilate the building into its surroundings, and in public views from Church Street, from where the rear of the building would be visible, the development would not appear incongruous or unduly dominant. It is considered that this approach, which would be secured as part of a future reserved matters application, would represent an improvement on the existing building, and would preserve the character and appearance of the surrounding area.
- 6.11 It is considered that there is sufficient detail within the application to demonstrate that the site is capable of accommodating the proposed development without harm to the visual amenities of the site and surroundings. The proposed layout is therefore considered acceptable and the recommended conditions would limit the scale / height of the building which could be proposed as part of the reserved matters application. As such there is considered to be no conflict with policies 32, 33 or 34 of the HDPF at this outline stage.

Impact on neighbouring amenity

- 6.12 The layout, for which approval is sought, would allow for approximately 5.5 metres to the shared boundary with Horse Croft to the east, with the neighbouring building in excess of 25 metres from the proposed development. This separation is considered sufficient to prevent any harmful loss of light or outlook to this building. Horse Croft benefits from a generous curtilage and there are no reasons why a development, subject to appropriate reserved matters (of scale, appearance and landscaping), could not be achieved which would prevent any significant harm.
- 6.13 The adjoining building to the north comprises a community centre and museum and an adjoining dwellinghouse, Old School Cottage. The proposed building would be sited approximately 4.5 metres from the shared boundary with this building, and this represents an increase of 2 metres from that currently existing. This separation coupled with the illustrative design, with the top floor set back from lower levels of the building, and potential for improvements to the screening and landscaping is considered sufficient to prevent any significant harm to the adjoining building, and particularly the residential element. It should be noted that the boundary treatment and landscaping would be secured through the reserved matters application.
- 6.14 The illustrative plans indicate that key habitable rooms would be south facing, over the parking area, and the consideration of the reserved matters application will ensure no harmful overlooking from the rear and side elevations of the building.
- 6.15 The introduction of 9 residential units into an established mixed use area would not be expected to generate harmful levels of noise or disturbance for occupants / users of adjoining properties.

- 6.16 For the reasons outlined above it is considered that the proposed layout and access would not lead to significant harm for occupants of adjoining properties, and there are no reasons to consider at this outline stage that appropriate scale, appearance and landscaping could not be achieved on the site to minimise the resulting impact on neighbouring amenity. The proposal therefore accords with policy 33 of the HDPF.

Impact on highways

- 6.17 The access road does not allow two opposing vehicles to pass one and other and no improvements are possible due to the presence of adjoining properties. The access road is though well-established and has served the squash club, Storrington Tennis Club and residential accesses to Ivy Cottage and Smugglers Hut for an extended period of time. It has been clarified that the proposed development would result in fewer trips than the existing use of the site (as a squash club) and a less intensive use of the access road. On this basis it is considered that the development would not generate a harmful level of vehicular movements along either Greyfriars Lane or the access road.
- 6.18 The proposed layout would provide 10 parking spaces which is considered acceptable in this location. The layout includes a location for a cycle store, with further details on this provision sought through condition.
- 6.19 A condition is recommended to secure details of refuse management, with the expectation that refuse bins would be collected from Greyfriars Lane, rather than requiring refuse vehicles to use the access road.
- 6.120 A number of representations have been received raising concerns of the impact of demolition and construction works on the shared access road and adjoining properties. While there is potential for short-term disruption a Construction Method Statement would be secured through condition 3. This would include details of contractor parking, loading and unloading of vehicles, storage of plant and materials, security hoarding, and measures to reduce noise and dust impact. It is considered that this approach would minimise any disruption and protect neighbouring amenity and uses.
- 6.21 The highway impacts of the development are therefore considered acceptable, subject to conditions, and in this respect the proposal accords with policies 40 and 41 of the HDPF.

7. RECOMMENDATIONS

- 7.1 That planning permission is granted, subject to the completion of a Legal Agreement securing a contribution towards off-site affordable housing provision and leisure facilities in the District and the following conditions:
- 1 A list of the approved plans
 - 2 **Standard Time Condition:**
 - (a) Approval of the details of the scale of the building, which shall not exceed three-storeys in height, the appearance of the building and the landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
 - (b) Plans and particulars of the reserved matters referred to in condition (a) above, relating to the scale of the building, which shall not exceed three-storeys in height, the appearance of the building, and the landscaping of the development, shall be

submitted in writing to the Local Planning Authority and shall be carried out as approved.

- (c) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.
- (d) The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

- 3 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. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding, where appropriate
- v. the provision of wheel washing facilities if necessary
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of adjoining occupants and users of the access road during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 Pre-Commencement Condition:**

- i) No development shall take place until a programme of archaeological work has been secured in accordance with a Written Scheme of Archaeological Investigation which has been submitted to and approved in writing by the Local Planning Authority.
- ii) The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition [i] and that provision for analysis, publication and dissemination of results and archive deposition has been secured and approved by the Local Planning Authority in writing.

Reason: As this matter is fundamental as the site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with Policy 34 of the Horsham District Planning Framework (2015).

- 5 Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and complies with the current Building Regulations as well as Policy 38 of the Horsham District Planning Framework (2015).

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body shall be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, a scheme for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in full as approved prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, the parking turning and access facilities shall be implemented in accordance with the approved details as shown on plan (insert) and shall be thereafter retained as such.

Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).

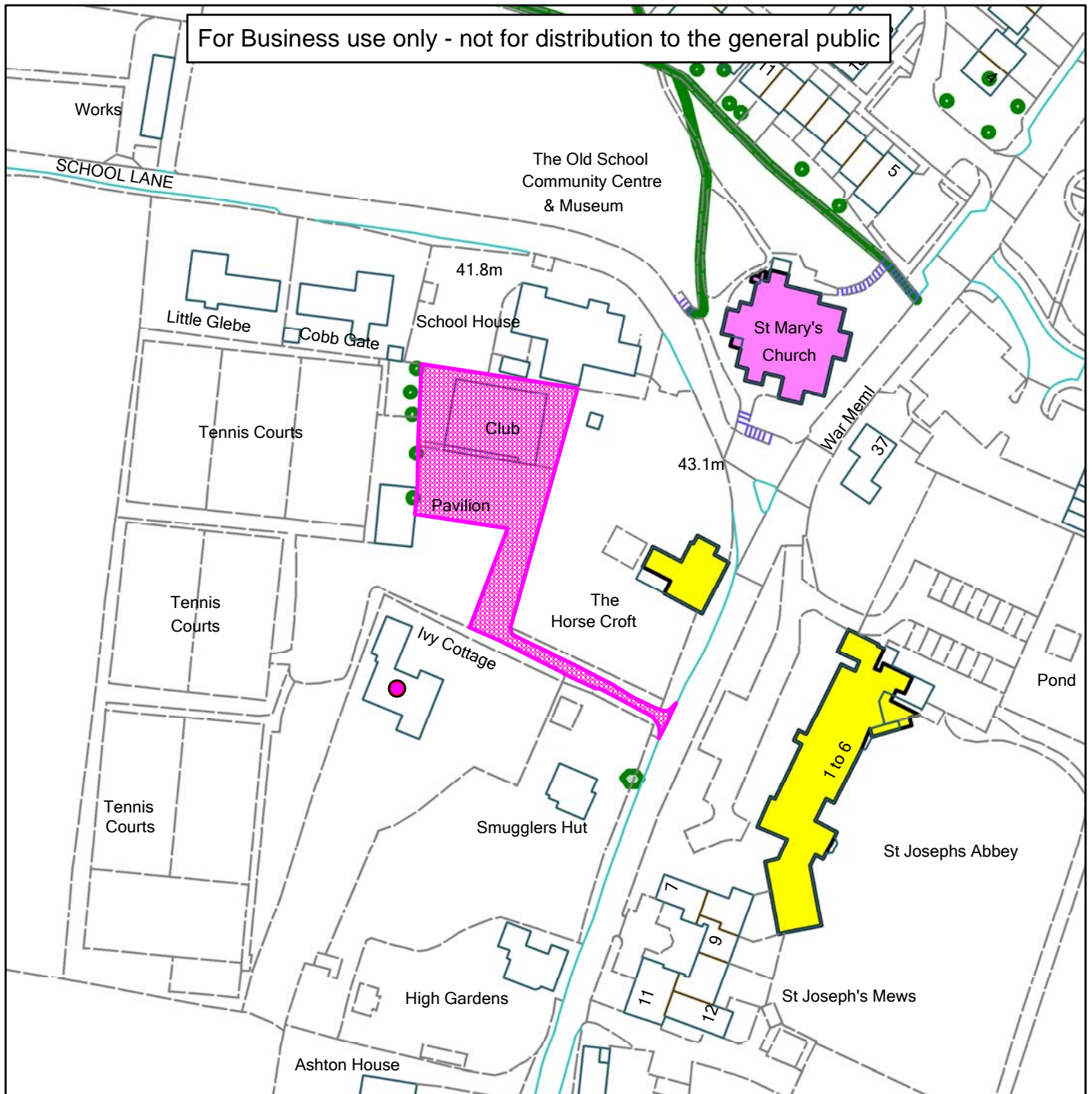
- 9 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).



Storrington Squash Club

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Scale: 1:1,250

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Organisation	Horsham District Council
Department	
Comments	
Date	04/05/2017
MSA Number	100023865

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**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 16 May 2017

DEVELOPMENT: Extension of existing Camp Site to provide 50 additional pitches to be used from 1st March - 30th September each year and regularisation of track and washing up sinks

SITE: Blacklands Farm Camping Blacklands Farm Wheatsheaf Road Henfield

WARD: Henfield

APPLICATION: DC/16/2915

APPLICANT: Mr Neil & Grahame Goodridge

REASON FOR INCLUSION ON THE AGENDA: Deferred from 21 March 2017 meeting

RECOMMENDATION: To permit the application subject to conditions

1. THE PURPOSE OF THIS REPORT

- 1.1 The application was previously heard at the South Committee on 21 March 2017 where it was resolved to defer the decision in order to enter into further discussion with the applicant with regards to restricting use of land under the applicant's ownership for additional seasonal camping.
- 1.2 Following discussions, the applicant has submitted a revised Location Plan that includes all land under the ownership of the applicant, a Site Management Plan, and has agreed to the imposition of a condition to restrict use of land to the north of the site (including Spinning Wood).
- 1.3 The previous Committee Report is appended to this report.

2. PLANNING ASSESSMENTS

- 2.1 Following the March committee meeting further discussions with the applicant were undertaken to overcome the issues and objections raised, with particular regard to the seasonal use of the land under the applicant's ownership under the 28-day permitted development rule.
- 2.2 The applicant has provided an amended Location Plan which includes Spinning Woods and the northern field (labelled as Field 3) within the application site. The applicant has confirmed that Field 3 and Spinning Wood would not be used for overnight camping, with an agreement to erect a chestnut fence approximately 3m off the existing fence line along the boundary between Spinning Wood, Field 3, Whitebridge Farm, and Sake Ride Farm.

- 2.3 The erection of a chestnut fence and the restriction of permitted development on the identified fields are considered a reasonable and positive response to the concerns raised at the March meeting. A condition (no. 9) is recommended to remove permitted development rights for any temporary use of the identified fields.
- 2.4 The applicant, following a meeting with the Local Ward Members, is agreeable to restricting the total number of pitches on land within their ownership (i.e. the formal camping areas and the seasonal 28-day areas) to 200. This would need to be secured through a s106 agreement as a number of fields fall outside the area subject of this application.
- 2.5 Paragraph 200 of the National Planning Policy Framework (NPPF) states that “*planning conditions should not be used to restrict permitted development rights unless there is clear justification to do so*”. Planning Practice Guidance states that “*conditions restricting the future use of permitted development rights or changes of use will rarely pass the test of necessity and should only be used in exceptional circumstances*”. The removal of permitted development rights for a portion of the site is considered necessary in response to specific concerns in respect of the operation of the campsite.
- 2.6 Following the additional information and clarification received, the proposed extension to the camp site, to provide an additional 50 pitches, is considered to further diversify and enhance the facilities and recreational provision of the camp site, and is not considered to result in severe harm to the visual amenities and landscape character of the area. Furthermore, subject to conditions the proposal is not considered to harm the amenities of neighbouring properties. As such, the proposal is considered to accord with Policies 10, 11, 25, 26, 32, 33, 40, and 41 of the Horsham District Planning Framework (2015).

3. RECOMMENDATIONS

- 3.1 That planning permission be granted subject to the following conditions:-

1 A listed 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 **Regulatory Condition:** The camp site hereby approved shall be managed in accordance with the Site Management Plan and Plan reference 2016/105/PL10 rev. A received on 03 April 2017 and hereby approved. The development shall be undertaken in accordance with the approved Site Management Plan unless alternative details are agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity for site users and surrounding residential properties, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

4 **Regulatory Condition:** The camp site hereby approved shall not be occupied between October and February of each year, and all caravans and tents shall be removed from the site between October and February each year.

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

5 **Regulatory Condition:** The development hereby approved shall be used for touring caravans and tents and for no other purpose (including any other purpose in any class in the schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order 2015 are not considered appropriate in this case under Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** The total number of caravans and tents combined on the site shall at no time exceed 50.

Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity in accordance with Policy 43 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** No individual touring caravan/tent/caravanette shall remain on the site for a period longer than 4 weeks in any one year.

Reason: To protect the appearance and character of the area and to ensure that adequate provision is retained for use of touring caravans/tents/caravanettes, in accordance with Policy 43 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** The site shall not be used for the parking of vehicles in use for any trade or business, or for any other aspect of a business or commercial activity other than that normally ancillary to the operation of a touring caravan site.

Reason: To protect the visual amenities and landscape character of the area, and the amenities of residents in the area, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no use falling within Class B of Part 4 Schedule 2 of the Town and Country Planning (General Permitted Development) Order (England) 2015 shall be undertaken on the land annotated as Field 3 and Spinning Wood on approved plan reference 2016/105/PL11 rev. A and received on 03 April 2017 without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interests of visual amenity and the amenity of the surrounding residential properties, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** 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 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** No amplified music will be permitted on the site.

Reason: To safeguard the amenities of nearby residents in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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PLANNING COMMITTEE SOUTH REPORT: **21 March 2017 MEETING**



**Horsham
District
Council**

PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Development Manager

DATE: 21 March 2017

DEVELOPMENT: Extension of existing Camp Site to provide 50 additional pitches to be used from 1st March - 30th September each year and regularisation of track and washing up sinks

SITE: Blacklands Farm Camping Blacklands Farm Wheatsheaf Road Henfield

WARD: Henfield

APPLICATION: DC/16/2915

APPLICANT: Mr Neil & Grahame Goodridge

REASON FOR INCLUSION ON THE AGENDA: At the request of Councillor O'Connell

RECOMMENDATION: To permit application subject to conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks full planning permission for the extension of the existing campsite to provide an additional 50 tent / caravan pitches for use during 1st March and 30th September each year. The existing campsite is referred to as 'field 1' with the proposed extension within 'field 2'.

1.2 The application also seeks the retention of the wash facilities located to the north-west corner of the site and the retention of access tracks that run along the western and northern boundaries. The washing facilities measure to a width of 9m and a depth of 2m, incorporating a mono-pitched roof extending to an overall height of 2.1m. The structure is timber clad, provided washing facilities for the existing and proposed campsite. The access tracks run along the boundary edge and are proposed for use in conjunction with the campsite, as well as the agricultural undertaking within the wider site.

DESCRIPTION OF THE SITE

- 1.3 The application site is positioned to the north of Wheatsheaf Road, outside of any designated built-up area. The buildings subject to the application are positioned to the north-east of the site, with the surroundings characterised by open countryside. The fields are bound by hedging and post and rail fencing, with the site subject to use as a formal campsite and agricultural use.
- 1.4 The site subject of this application, and a number of adjoining fields, are currently used for camping under the 28-day rule, as set out in the Town & Country Planning (General Permitted Development) (England) Order 2015, and this use does not require planning permission.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 **The Town and Country Planning Act 1990**

RELEVANT GOVERNMENT POLICY

2.2 **National Planning Policy Framework:**

- NPPF1 - Building a strong, competitive economy
- NPPF3 - Supporting a prosperous rural economy
- NPPF4 - Promoting sustainable transport
- NPPF7 - Requiring good design
- NPPF11 - Conserving and enhancing the natural environment
- NPPF14 - Presumption in favour of sustainable development

RELEVANT COUNCIL POLICY

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

- HDPF1 - Strategic Policy: Sustainable Development
- HDPF2 - Strategic Policy: Strategic Development
- HDPF3 - Strategic Policy: Development Hierarchy
- HDPF10 - Rural Economic Development
- HDPF11 - Tourism and Cultural Facilities
- HDPF24 - Strategic Policy: Environmental Protection
- HDPF25 - Strategic Policy: The Natural Environment and Landscape Character
- HDPF32 - Strategic Policy: The Quality of New Development
- HDPF33 - Development Principles
- HDPF40 - Sustainable Transport
- HDPF41 - Parking
- HDPF42 - Strategic Policy: Inclusive Communities
- HDPF43 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

2.4 **Henfield Neighbourhood Development Plan 2015 – 2035**

Following a court decision on 13 October 2016, Henfield Neighbourhood Development Plan has been quashed. The Parish Council is currently considering how they will move forward. Henfield Parish continues to be covered by the Horsham District Local Plan, and this plan remains the current and up to date plan for the area.

PLANNING HISTORY

HF/37/00	Certificate of lawful use for storage of caravans	Application 25.07.2001	Refused	on
HF/123/00	Two-storey side & rear extensions	Application 30.11.2000	Permitted	on
DC/08/1909	Provision of caravan and camping site for a maximum of 75 pitches in Field 1, erection of a toilet and washing facilities building and retention of farm office and camping reception office and additional landscaping.	Application 09.04.2009	Permitted	on
DC/08/1910	Retention of existing caravan and camping site for a maximum total of 100 pitches, consisting 50 in Field 1 and 50 in Field 2. Replacement of existing toilet and washing facilities and retention of existing farm office and camping reception office and additional landscaping	Application 03.12.2008	Refused	on
DC/13/0532	Construction of 6 log cabins for use as holiday accommodation	Application 23.07.2013	Permitted	on
DC/16/2517	Regularisation of toilet and shower blocks and reception and ancillary camp site shop building associated with Blacklands Farm Campsite	Application 09.01.2017	Permitted	on
DC/16/2912	Commercial Fishing of the lake and four ponds on site as shown on drawing numbers 2016/105/PL6 and 2016/105/PL8 (Lawful Development Certificate - Existing)	Application 09.03.2017	Permitted	on

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 Landscape Architect Officer: No comment.
- 3.3 Public Health and Licensing: No objection, subject to conditions.

OUTSIDE AGENCIES

- 3.4 County Council - Public Rights of Way: No Objection.
- 3.5 County Council – Highways: Any comments will be reported verbally at Planning Committee.

PUBLIC CONSULTATIONS

- 3.6 Henfield Parish Council: No objection.
- 3.7 Shermanbury Parish Council: Concerns regarding the use of the field and the surrounding footpaths, which from their assessment, were unclearly indicated on the submitted plans.
- 3.8 8 letters of support were received, and these can be summarised as follows:
- Encourages local business and employment within the area
 - Provides recreational opportunities and use of the countryside

3.9 8 letters of objection were received, and these can be summarised as follows:

- Noise pollution
- Litter disposal along public footpaths
- Traffic impact
- Abuse of 28-day permitted development allowance

3.10 Any further representations will be reported at Planning Committee.

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

6.1 The application seeks full planning permission for the extension of the existing campsite to provide 50 pitches seasonally between 1st March and 30th September, and the retention of the access tracks and washing facilities.

Principle of Development

6.2 Policies 10 and 11 of the HDPF state that sustainable rural economic development and enterprise which promotes tourism will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities.

6.3 The existing campsite has been running for the past 8 years and has proven to be a popular facility within the District, with pressure now arising for additional pitches. The application therefore proposes use of an additional field ('Field 2') on a permanent basis for camping between 1st March and 30th September each year, with the field reverting to agricultural use outside of these months.

6.4 The application site is located within close proximity to a number of footpaths and public bridleways, with the settlement of Henfield and the South Downs National Park in close proximity. The proposal would encourage recreational use within a countryside location and would support, further enhance and diversify the existing campsite. The proposal is considered to encourage informal recreation within the countryside, as well as support the sustainable development of the rural area. Whilst the proposal would extend the campsite further into the countryside, in principle, the nature of the proposed use is considered to be of a scale appropriate to the character and location of the area, whilst improving the range and quality of facilities for visitors.

6.5 The proposed use for 50 x tent/caravan pitches within Field 2 is therefore considered to contribute to sustainable rural economic development, supporting and enabling the recreational use of the countryside. As such, the proposal is considered to accord with Policies 10, 11 and 26 of the HDPF.

Landscape character of the site and surroundings

- 6.7 Policies 25, 32 and 33 promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings. Development should protect, conserve and enhance the landscape character, taking account of the nature environment, landscape and landform pattern to which it forms a part.
- 6.8 A previous application was refused for the provision of a total of 100 tent / caravan pitches, 50 pitches to 'field 1' and 50 pitches to 'field 2' (ref: DC/08/1910). As part of this application it was considered that 'field 2' was visible in distant views from higher ground to the north-east and from surrounding residential properties, with the proposal resulting in harm to the countryside location, particularly in terms of visual impact, noise and air pollution, and general level of activity associated with the campsite.
- 6.9 Since this decision in 2008 additional landscaping has been undertaken, including the planting of new hedgerows and trees, to the south of the site and all field boundaries. This landscaping was undertaken to further screen the site and mitigate the visual impact of the use on the wider surroundings.
- 6.10 The application site is approximately 200m from the public highway and approximately 180m from the nearest neighbouring dwelling. The landscaping of the site, which is greater than that present in 2008, includes woodland to the north and south, and field boundaries to the north, east and west that are highly vegetated with hedging and planting. In this context it is considered that the proposed use of 'field 2' between March and September each year would not result in demonstrable harm to the landscape character of the area, particularly given the established and lawful use of the neighbouring field ('field 1') as a campsite. The site would revert to agricultural use outside of the proposed camping season, when the site would be most visible.
- 6.11 The washing facilities are built of timber and are positioned along the western boundary of Field 2. These are considered to be of a reasonable scale and are sited in an area that would limit visual prominence and impact. The structure is considered to relate sympathetically with the landscape character and rural context of the site and wider surroundings.
- 6.12 The tracks as built provides access to the western and northern sections of the field for vehicles. The tracks have been constructed of Type 1 MOT that has a dark finish, and these are considered to be consistent with the landscape character and rural nature of the surroundings.
- 6.13 It is considered, for the reasons outlined above, that the proposed pitches, along with the washing-up facilities and access tracks, would not be harmful or erode the landscape character and appearance of the site and surroundings, in accordance with Policies 25, 32 and 33 of the HDPF.

Amenities of the occupiers of adjoining properties

- 6.14 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties.
- 6.15 It is recognised that sporadic residential development is positioned to the north, south and west of the site, albeit at a substantial distance from Field 2. Whilst the proposed camping use would contribute to an increased level of activity it is considered that the distance between the site and neighbouring properties would mitigate the potential for harm. The Environmental Health Team has raised no objections subject to conditions, and these are recommended in order to protect neighbouring amenity. Subject to these conditions the proposal would accord with Policy 33 of the HDPF.

Existing Parking and Traffic Conditions

- 6.16 Policies 40 and 41 of the HDPF states that development should provide safe and adequate access and parking, suitable for all users.
- 6.17 The proposal would utilise existing access arrangements to the campsite and no objection is raised to this arrangement; any comments from the Highway Authority will be reported at the Committee meeting. The tracks within the site provide access to the western and northern sections of the field for vehicles in association with both the campsite and wider agricultural use. These have been constructed of Type 1 MOT that has a dark finish. This is a form of sub-base that has good load bearing quality and is commonly used for hardstanding, driveways, and footpaths. This finish, at the width proposed, is considered to provide adequate access to the site, and as such is considered to accord with Policies 40 and 41 of the HDPF.

Conclusion

- 6.18 The proposed extension to the camp site, to provide an additional 50 pitches, is considered to further diversify and enhance the facilities and recreational provision of the camp site, and is not considered to result in severe harm to the visual amenities and landscape character of the area. Furthermore, subject to conditions, the proposal is not considered to harm the amenities of neighbouring properties. As such, the proposal is considered to accord with Policies 10, 11, 25, 26, 32, 33, 40, and 41 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 That planning permission be granted subject to the following conditions:-

- 1 A listed of the approved plans
- 2 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 The hereby approved use shall not commence until a Site Management Plan for the campsite has been submitted to and approved in writing by the Local Planning Authority. The Site Management Plan shall include the following:-
 - Where bins and recycling bins would be located;
 - How waste would be disposed of and how frequently;
 - How the site would be split between tents and caravans;
 - Applicant to notify the Local Planning Authority that there are no caravans on site between 1st October and 28th/29th February each year;
 - How the site will be laid out, details to include water points, waste water disposal, electrical safety and fire prevention;
 - A log book shall be kept of all bookings/movements and shall include the date of arrival and departure of persons staying at the campsite and the field to which the individual/group is stationed;

The development shall subsequently be undertaken in accordance with the approved Site Management Plan unless alternative details are agreed in writing by the Local Planning Authority.

Reasons: In the interests of amenity for site users and surrounding residential properties, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 The campsite hereby approved shall not be occupied between 1st October and 28th/29th February of each year, and all caravans and tents shall be removed from the site between October and February each year.

Reason: In the interests of visual and neighbouring amenity and in accordance with Policies 25, 26 and 33 of the Horsham District Planning Framework (2015).

- 5 The development hereby approved shall be used for touring caravans and tents and for no other purpose (including any other purpose in any Class in the Schedule to the Town and Country Planning (Use Classes) Order 1987.

Reason: Changes of use as permitted by the Town and Country Planning (General Permitted Development) Order 2015 are not considered appropriate in this case under Policies 25, 26 and 33 of the Horsham District Planning Framework (2015).

- 6 The total number of caravans and tents combined on the site identified as 'Field 2' on the approved plans shall at no time exceed 50.

Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity in accordance with Policies 33 and 43 of the Horsham District Planning Framework (2015).

- 7 No individual touring caravan / tent / caravanette shall remain on the site for a period longer than 4 weeks in any one year.

Reason: To protect the appearance and character of the area and to ensure that adequate provision is retained for use of touring caravans / tents / caravanettes, in accordance with Policy 43 of the Horsham District Planning Framework (2015).

- 8 The site shall not be used for the parking of vehicles in use for any trade or business, or for any other aspect of a business or commercial activity other than that normally ancillary to the operation of a touring caravan site.

Reason: To protect the visual amenities and landscape character of the area, and the amenities of residents in the area, in accordance with Policies 25, 26 and 33 of the Horsham District Planning Framework (2015).

- 9 No amplified music shall be played at the site.

Reason: To safeguard the amenities of nearby residents in accordance with Policy 33 of the Horsham District Planning Framework (2015).

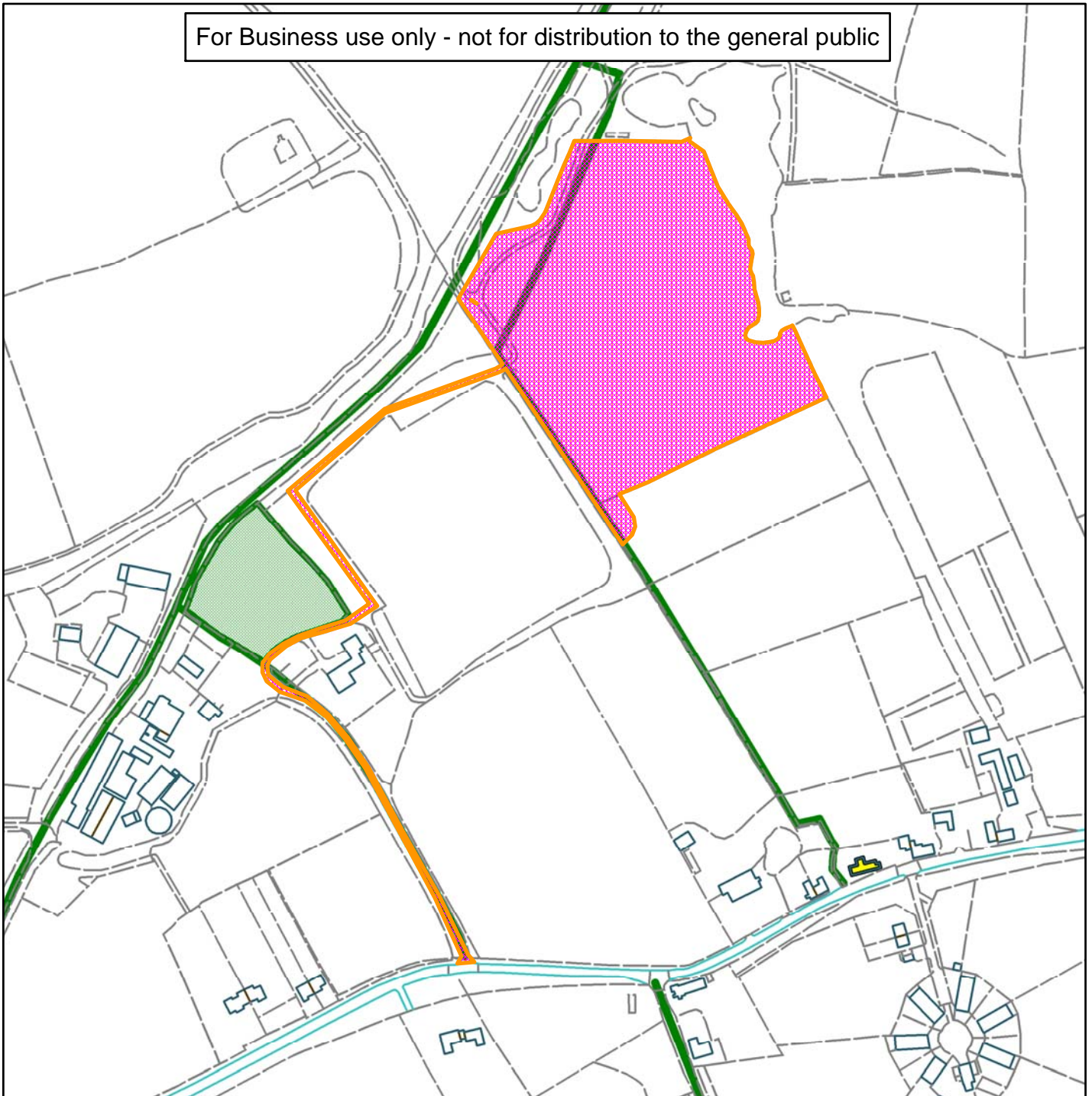
NOTE TO APPLICANT

An increased number of toilets, basins, and sinks may be needed for the increased number of pitches. This requirement will be covered by the Caravan Site Licence, but the applicant should ensure that planning permission is gained, if required, for any increase in buildings required to house these.

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Scale: 1:3,409

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Organisation	Horsham District Council
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Comments	
Date	04/05/2017
MSA Number	100023865

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**Horsham
District
Council**

PLANNING REPORT

COMMITTEE

TO: Planning Committee South
BY: Head of Development
DATE: 16 May 2017
DEVELOPMENT: Regularisation of timber bridges
SITE: Blacklands Farm Wheatsheaf Road Henfield West Sussex
WARD: Henfield
APPLICATION: DC/16/2522
APPLICANT: Mr Grahame & Neil Goodridge

REASON FOR INCLUSION ON THE AGENDA: Deferred from 21 March 2017 meeting

RECOMMENDATION: To permit application

1. THE PURPOSE OF THIS REPORT

- 1.1 The application was previously heard at the South Committee on 21 March 2017 where it was resolved to defer the decision in conjunction with planning application DC/16/2915. No further information has been received in respect of this application, with the remainder of this report unaltered since the previous Committee meeting.

DESCRIPTION OF THE APPLICATION

- 1.2 The application seeks full planning permission to retain 2 bridges that have been erected over a pond to the north-east section of the site.
- 1.3 Bridge 1 connects the eastern and western fields and extends to a length of 21m and a width of 2.4m. Bridge 2 connects the western field to an island within the pond, and extends to a length of 9.8m, and a width of 0.8m. Both bridges are built of untreated timber, with mulch laid along both entrances to provide vehicular access over the bridge.
- 1.4 It is stated within the supporting documentation that the bridges are required in order to access the back fields of the site for agricultural and maintenance purposes.

DESCRIPTION OF THE SITE

- 1.2 The application site is positioned to the north of Wheatsheaf Road, outside of any designated built-up area. The bridges subject to the application are positioned to the north-east of the site, with the surroundings characterised by open countryside. The fields are bound by hedging and post and rail fencing, with the site subject to use as a formal campsite and agricultural use.

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:**

- NPPF1 - Building a strong, competitive economy
- NPPF3 - Supporting a prosperous rural economy
- NPPF7 - Requiring good design
- NPPF11 - Conserving and enhancing the natural environment
- NPPF14 - Presumption in favour of sustainable development

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

- HDPF1 - Strategic Policy: Sustainable Development
- HDPF2 - Strategic Policy: Strategic Development
- HDPF10 - Rural Economic Development
- HDPF11 - Tourism and Cultural Facilities
- HDPF25 - Strategic Policy: The Natural Environment and Landscape Character
- HDPF26 - Strategic Policy: Countryside Protection
- HDPF32 - Strategic Policy: The Quality of New Development
- HDPF33 - Development Principles
- HDPF43 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

2.4 **Henfield Neighbourhood Development Plan 2015 – 2035**

Following a court decision on 13 October 2016, Henfield Neighbourhood Development Plan has been quashed. The Parish Council is currently considering how they will move forward. Henfield Parish continues to be covered by the Horsham District Local Plan, and this plan remains the current and up to date plan for the area.

PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/16/2912	Commercial Fishing of the lake and four ponds on site as shown on drawing numbers 2016/105/PL6 and 2016/105/PL8 (Lawful Development Certificate - Existing)	Application 10.03.2017	Permitted on
DC/16/2517	Regularisation of toilet and shower blocks and reception and ancillary camp site shop building associated with Blacklands Farm Campsite	Application 09.01.2017	Permitted on
DC/16/2915	Extension of existing Camp Site to provide 50 additional pitches to be used from 1st March - 30th September each year and regularisation of track and washing up sinks	on	
HF/36/49	Pig sties (From old Planning History)	Application 08.02.1950	Permitted on
HF/92/61	Site for house for own occupation in connection with use of land as an (From old Planning History)	Application 03.01.1962	Permitted on
HF/67/88	Erection of warehousing and light industrial units. (From old Planning History)	Application 31.08.1988	Refused on
HF/2/96	Erection of pig buildings Site: Blacklands Farm Wheatsheaf Road Henfield	Application 26.03.1996	Permitted on
HF/101/97	Erection of a pig building Site: Blacklands Farm Wheatsheaf Road Henfield	Withdrawn Application 26.04.2000	on

HF/102/97	Erection of a pig building Site: Blacklands Farm Wheatsheaf Road Henfield	Withdrawn Application on 01.11.2000
HF/41/99	Use of land for storage of caravans Site: Blacklands Farm Wheatsheaf Road Henfield	Withdrawn Application on 07.05.1999
HF/37/00	Certificate of lawful use for storage of caravans Site: Blacklands Farm Wheatsheaf Road Henfield	Application Refused on 25.07.2001
HF/122/02	Continued use of land and buildings for b1 and b8 uses Site: Blacklands Farm Wheatsheaf Road Henfield	Application Permitted on 13.08.2003
HF/123/02	Certificate of lawful use for storage of caravans	Application Permitted on 17.09.2003
DC/08/1909	Provision of caravan and camping site for a maximum of 75 pitches in Field 1, erection of a toilet and washing facilities building and retention of farm office and camping reception office and additional landscaping.	Application Permitted on 09.04.2009
DC/08/1910	Retention of existing caravan and camping site for a maximum total of 100 pitches, consisting 50 in Field 1 and 50 in Field 2. Replacement of existing toilet and washing facilities and retention of existing farm office and camping reception office and additional landscaping	Application Refused on 03.12.2008
DC/09/0873	Retrospective application to change the use of former farm buildings B1 (Business) and B8 (Storage and distribution) uses	Application Permitted on 16.07.2009
DC/10/0811	Retrospective change of use of approved B1 light industrial unit and retention of existing office and restroom for use by VW Kampers Ltd in connection with their business at Blacklands Farm, Wheatsheaf Road, Henfield, West Sussex	Application Permitted on 22.06.2010
DC/13/0532	Construction of 6 log cabins for use as holiday accommodation	Application Permitted on 23.07.2013

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 N/A
OUTSIDE AGENCIES

- 3.3 N/A

PUBLIC CONSULTATIONS

- 3.4 Parish Council Consultation: No Objection.

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

- 6.1 Following the March committee meeting, the application was deferred to be heard alongside DC/16/2915. No additional information in support of this application has been submitted, and the assessment remains the same as previously heard.
- 6.2 The timber bridges are considered to be acceptable in principle, and are considered to be of a form and appearance that relate sympathetically to the rural character of the area. The bridges are not considered to materially harm the amenities of neighbouring properties. As such, the development is considered to accord with Policies 25, 26, 32, 33 and 41 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

- 7.1 To permit the application

Background Papers: DC/16/2522

PLANNING COMMITTEE SOUTH REPORT: 21 March 2017 MEETING



**Horsham
District
Council**

**PLANNING COMMITTEE
REPORT**

TO: Planning Committee South

BY: Development Manager

DATE: 21 March 2017

DEVELOPMENT: Regularisation of timber bridges

SITE: Blacklands Farm Wheatsheaf Road Henfield West Sussex

WARD: Henfield

APPLICATION: DC/16/2522

APPLICANT: Mr Grahame & Neil Goodridge

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

RECOMMENDATION: To permit the application

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 The application seeks full planning permission to retain 2 bridges that have been erected over a pond to the north-east section of the site.

1.3 Bridge 1 connects the eastern and western fields and extends to a length of 21m and a width of 2.4m. Bridge 2 connects the western field to an island within the pond, and extends to a length of 9.8m, and a width of 0.8m. Both bridges are built of untreated timber, with mulch laid along both entrances to provide vehicular access over the bridge.

1.4 It is stated within the supporting documentation that the bridges are required in order to access the back fields of the site for agricultural and maintenance purposes.

DESCRIPTION OF THE SITE

1.5 The application site is positioned to the north of Wheatsheaf Road, outside of any designated built-up area. The bridges subject to the application are positioned to the north-east of the site, with the surroundings characterised by open countryside. The fields are bound by hedging and post and rail fencing, with the site subject to use as a formal campsite and agricultural use.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT GOVERNMENT POLICY

- 2.2 **National Planning Policy Framework:**

NPPF1 - Building a strong, competitive economy

NPPF3 - Supporting a prosperous rural economy

NPPF7 - Requiring good design

NPPF11 - Conserving and enhancing the natural environment

NPPF14 - Presumption in favour of sustainable development

RELEVANT COUNCIL POLICY

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

HDPF1 - Strategic Policy: Sustainable Development

HDPF2 - Strategic Policy: Strategic Development

HDPF10 - Rural Economic Development

HDPF11 - Tourism and Cultural Facilities

HDPF25 - Strategic Policy: The Natural Environment and Landscape Character

HDPF26 - Strategic Policy: Countryside Protection

HDPF32 - Strategic Policy: The Quality of New Development

HDPF33 - Development Principles

HDPF43 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 **Henfield Neighbourhood Development Plan 2015 – 2035**

Following a court decision on 13 October 2016, Henfield Neighbourhood Development Plan has been quashed. The Parish Council is currently considering how they will move forward. Henfield Parish continues to be covered by the Horsham District Local Plan, and this plan remains the current and up to date plan for the area.

PLANNING HISTORY

HF/36/49	Pig sties	Application	Permitted	on
		08.02.1950		
HF/92/61	Site for house for own occupation	Application	Permitted	on
		03.01.1962		
HF/67/88	Erection of warehousing and light industrial units.	Application	Refused	on
		31.08.1988		
HF/2/96	Erection of pig buildings	Application	Permitted	on
		26.03.1996		
HF/37/00	Certificate of lawful use for storage of caravans	Application	Refused	on
		25.07.2001		
HF/122/02	Continued use of land and buildings for b1 and b8 uses	Application	Permitted	on
		13.08.2003		
HF/123/02	Certificate of lawful use for storage of caravans	Application	Permitted	on
		17.09.2003		

APPENDIX – DC/16/2522 Planning Committee (South) 16th May 2017

DC/08/1909	Provision of caravan and camping site for a maximum of 75 pitches in Field 1, erection of a toilet and washing facilities building and retention of farm office and camping reception office and additional landscaping.	Application 09.04.2009	Permitted	on
DC/08/1910	Retention of existing caravan and camping site for a maximum total of 100 pitches, consisting 50 in Field 1 and 50 in Field 2. Replacement of existing toilet and washing facilities and retention of existing farm office and camping reception office and additional landscaping	Application 03.12.2008	Refused	on
DC/09/0873	Retrospective application to change the use of former farm buildings B1 (Business) and B8 (Storage and distribution) uses	Application 16.07.2009	Permitted	on
DC/10/0811	Retrospective change of use of approved B1 light industrial unit and retention of existing office and restroom for use by VW Kampers Ltd in connection with their business at Blacklands Farm, Wheatsheaf Road, Henfield, West Sussex	Application 22.06.2010	Permitted	on
DC/13/0532	Construction of 6 log cabins for use as holiday accommodation	Application 23.07.2013	Permitted	on
DC/16/2517	Regularisation of toilet and shower blocks and reception and ancillary camp site shop building associated with Blacklands Farm Campsite	Application 09.01.2017	Permitted	on
DC/16/2912	Commercial Fishing of the lake and four ponds on site as shown on drawing numbers 2016/105/PL6 and 2016/105/PL8 (Lawful Development Certificate - Existing)	Application 09.03.2017	Permitted	on

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 N/A

OUTSIDE AGENCIES

- 3.3 N/A

PUBLIC CONSULTATIONS

- 3.4 Parish Council Consultation: No Objection.

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

- 6.1 The application seeks full planning permission for the retention of 2 x timber bridges that have been erected over the pond within the site.

Principle of Development

- 6.2 Policy 26 states that development outside of built-up boundaries must be essential to its countryside location, and in addition meet one of the following criteria: support the needs of agriculture or forestry; enable the extraction of minerals or the disposal of waste; provide for quiet informal recreational use; or enable the sustainable development of rural areas.
- 6.3 The bridges subject to the application are positioned over the main pond within the site, to the north-east of the main field of the established campsite. It is stated within the submitted Planning Statement that the surrounding fields are used for agriculture to graze sheep and make hay in the spring, with the field to the west of the pond used for camping 28 days in each year (for which no planning permission is required).
- 6.4 Bridge 1 extends over the pond, providing access between the fields to the north-east. It is stated within the supporting information that the bridge is essential to its countryside location as it provides access on a daily basis in order to undertake checks of the sheep and farmland, whilst also providing an ease of movement that limits the need to traverse around the pond. The supporting documentation further states that Bridge 2 provides pedestrian access to an island within the pond, with access required to maintain vegetation as well as the resident mink population without having to hire a boat or waders.
- 6.5 Whilst it is noted that the farm still has over 100 sheep grazing the land, with hay produced from the fields, the wider site has diversified from its initial agricultural use. Since 2008 the wider site has been lawfully used as a formal campsite, which under planning approval DC/08/1909 was given permission for 75 tent and caravan pitches, with a further 6 woodland log cabins subsequently permitted under planning reference DC/13/0532.
- 6.6 The applicant considers that the erected bridges are essential to its countryside location in order to provide access and ease of movement for daily agricultural needs. It is recognised that the bridges allow for access and movement between fields, this is though considered desirable rather than essential given the other access means provided around the site. In addition, given the recent diversification of the site the direct requirement for the bridges and the agricultural need is limited.
- 6.7 As such, whilst the need for the bridges to support the agricultural undertaking is of some weight the bridges would also most likely be used in connection with the camp site. Currently, the campsite comprises a permanent field to the south-east of the bridges, a number of adjoining fields used for 28 days of the year under permitted development rights, with a current application (ref: DC/16/2915) seeking to permanently expand the operation to the adjoining field to the south of the pond. The potential to provide access across the pond not only for agricultural needs but also for recreational purposes linked with the campsite is therefore considered to be significant.

- 6.8 Whilst direct access to the agricultural fields under the applicant's ownership would improve efficiency and manoeuvrability around the site, direct pedestrian and vehicular access to the northern fields, and the surrounding public footpaths/bridleways, would further enhance the facilities and accessibility of the camp site, as well as providing improved recreational access to the countryside. It is therefore considered that the retention of the bridges for both agricultural and recreational purposes would be beneficial to the function and use of the site and wider countryside as a whole.
- 6.9 Furthermore, it is noted that a lawful development certificate was recently granted to establish that a lake and 4 ponds on the wider site had been used for commercial fishing for a period in excess of 10 continuous years (reference DC/16/2912). The retention of the timber bridges (subject of this application) would further facilitate and enhance this established use.
- 6.10 The existing campsite provides recreational opportunities to the wider area, and is considered to be a sustainable form of development that contributes to the local rural economy. The ability to access the western field on a regular basis, for both agricultural and recreational needs, would support the agricultural undertaking, but also the sustainable development of the rural area. Therefore, the retention of the timber bridges for both agricultural and recreational use is therefore considered to accord with policy 26 of the Horsham District Planning Framework (2015).

Character of the site and landscape character of the wider surroundings

- 6.11 Policies 25, 32 and 33 promote development which is of high quality and design, and is sympathetic to the distinctiveness of the dwelling and surroundings. Development should protect, conserve and enhance the landscape character, taking account of the nature environment, landscape and landform pattern to which it forms a part.
- 6.12 The bridges are of an untreated timber construction, with a timber bannister provided to the edges. These are considered to reflect the rural landscape character of the area and are of a scale which is in keeping with the wider landscape and surroundings. As such, the form and finish of the bridges are considered to accord with policies 25, 32 and 33 of the Horsham District Planning Framework (2015).

Amenities of the occupiers of neighbouring properties

- 6.13 Policy 33 states that development should consider the scale, massing and orientation between buildings, respecting the amenities and sensitivities of neighbouring properties
- 6.14 Given the nature and location of the bridges, in the context of adjacent properties and uses of land, the bridges are not considered to have a material impact upon the amenities and sensitivities of neighbouring properties, in accordance with policy 33 of the Horsham District Planning Framework (2015).

Conclusion

- 6.15 The timber bridges are considered to be acceptable in principle, and are considered to be of a form and appearance that relate sympathetically to the rural character of the area. The bridges are not considered to materially harm the amenities of neighbouring properties. As such, the development is considered to accord with Policies 25, 26, 32, 33 and 41 of the Horsham District Planning Framework (2015).

7. RECOMMENDATIONS

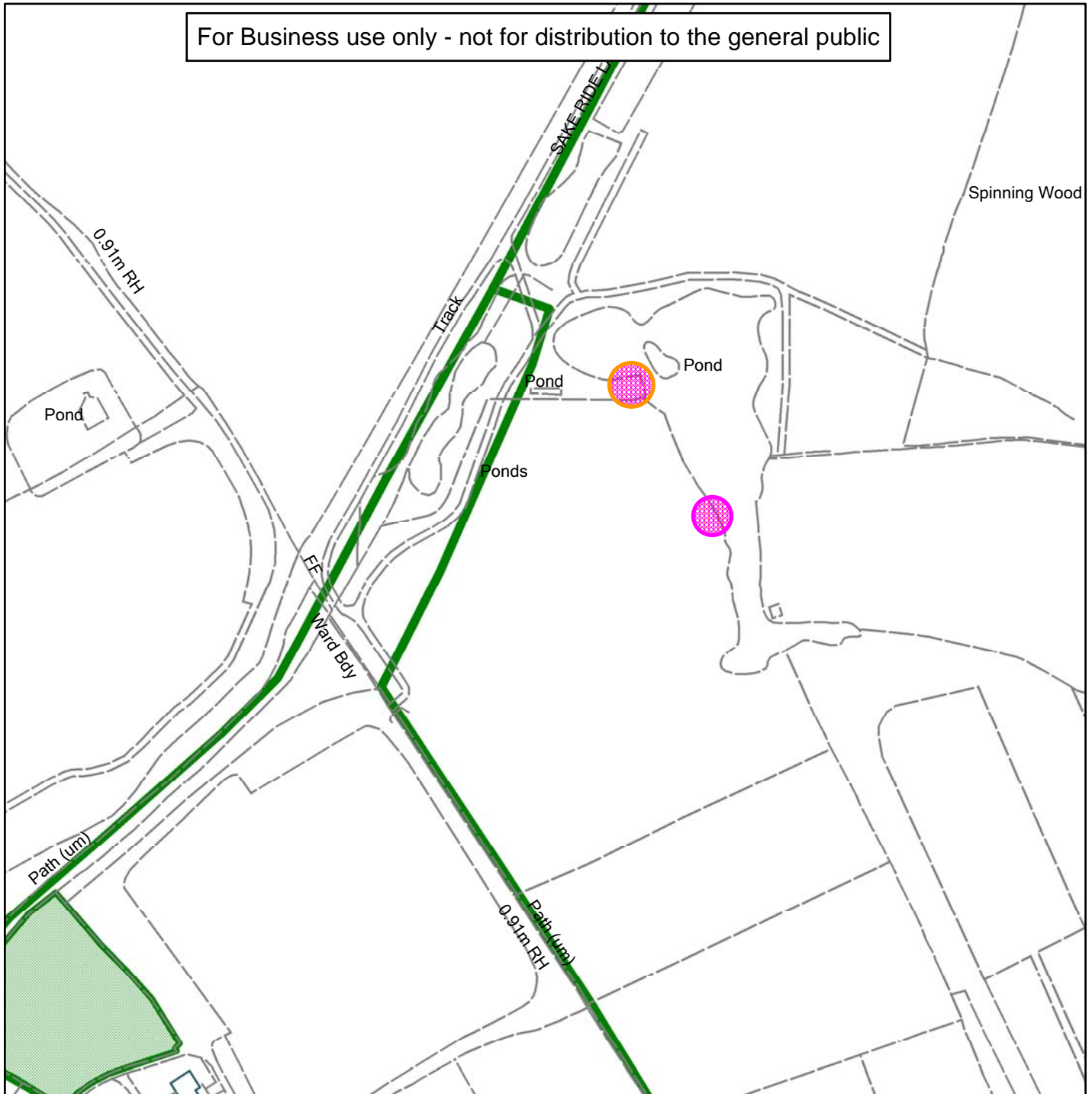
To permit the application.

Background Papers: DC/16/2522



Blacklands Farm

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