



PLANNING COMMITTEE REPORT

TO: Planning Committee South

BY: Head of Development

DATE: 19 February 2019

DEVELOPMENT: Hybrid planning application for:
Full planning permission for the retention, full enclosure and refurbishment of existing barn and the retention of current uses on site falling within use classes B1(c) and B8, including the repair and maintenance of trailers and ancillary equipment; assembly of new trailers, horse boxes (including those with accommodation on board); trailer, motorhome and horsebox conversions; pre sales work and customer collections; and the preparation and loading of trailers and horse boxes for export; and
Outline planning application (with approval of access and layout) for demolition of existing workshop, barn and offices and erection of a new barn and workshop building and office building, creation of open storage area.

SITE: Menzies Wood Farm Okehurst Lane Billingshurst West Sussex RH14 9HR

WARD: Billingshurst and Shipley

APPLICATION: DC/18/0661

APPLICANT: **Name:** Mr Mark Betts **Address:** Billingshurst Road Coneyhurst
Billingshurst RH14 9DQ

REASON FOR INCLUSION ON THE AGENDA: Billingshurst Parish Council have requested to speak on the application at Planning Committee

More than 8 letters of representation have been received within the consultation period which have raised material considerations contrary to the recommendation of the Head of Development.

RECOMMENDATION: To approve planning permission subject to appropriate conditions

1. THE PURPOSE OF THIS REPORT

1.1 To consider the planning application.

DESCRIPTION OF THE APPLICATION

1.2 This hybrid planning application seeks full planning permission for the full enclosure and refurbishment of an existing barn style building set centrally on the site, and the regularisation of the current uses on site which fall within use classes B1(c) and B8 (light industrial and storage and distribution). The current uses/activities taking place on the site include the

repair and maintenance of trailers and ancillary equipment; the assembly of new trailers and horse boxes (including those with accommodation on board); the conversion of trailers, motorhomes and horse boxes to other uses; pre-sales work and customer collections; and the preparation and loading of trailers and horse boxes for export.

- 1.3 The other element to the hybrid application seeks outline planning permission, with all matters reserved except for access and layout, for the demolition of the existing workshop, barn building and office building located to the western side of the site and the construction of a new workshop to the eastern side of the site and an office building at the southern side of the main yard area. It is also proposed to create a dedicated area for open storage at the northern end of the site.
- 1.4 The full planning element to the application is sought to regularise the current activities taking place on the site. It has been determined and acknowledged that the current activities on site go beyond those that were initially allowed under a permission from 2007 which allowed for – “*Change of use to servicing maintenance and storage of trailers and horticultural/estate machinery*” for use by the company Universal Trailers only. The current operations primarily relate to the permitted operations, however new and additional uses are also taking place along with the use of the site by another company, Pioneer, who are involved in the assembly of new trailers and the conversion works to vehicles as outlined above.
- 1.5 The existing workshop type buildings on the site to be removed via the outline element to the application are located along the western boundary of the yard area; the part of the site closest to neighbouring residential properties. The proposed enclosure of the existing barn and erection of a matching workshop building would bring the built development on the site away from the western boundary and these neighbouring residential properties. It is the intention of the applicant, should planning permission be granted, that all activities will take place inside the new and refurbished buildings which would be located a minimum distance of approximately 80m away from the nearest residential property.
- 1.6 As part of the outline proposals, soft landscaping will be added to the western side of the site to create a natural buffer between the commercial site and the nearest residential properties. As this element of the proposal is submitted in outline form, the detailed landscaping of the site is reserved for consideration at a later stage. No alterations to the existing access point or access lane are proposed as part of the application.
- 1.7 It should be noted that the application was initially submitted solely as outline permission for the new buildings, enclosure of existing central building, and the creation of the open storage area. However following discussion it was agreed with the applicant that the use of the site needed to be regularised therefore application has been altered to include full planning permission for the additional operations on site, thus becoming a hybrid application.

DESCRIPTION OF THE SITE

- 1.8 The application relates to an established commercial site located on the northern side of Okehurst Lane, approximately 1.3km north of Billingshurst. The site is accessed by a wide driveway that serves both the application site and a residential property known as Menzies Wood. Menzies Wood is located close to the south western boundary of the site, with further residential properties known as Lannards and Sherlocks located to the west and south respectively. Okehurst Lane itself is characteristic of a country lane, being of relatively narrow width with few passing places. Okehurst Lane exits onto the A29 north of Billingshurst about 650 metres to the east of the application site.
- 1.9 The application site currently benefits from planning permission granted in 2007 under planning reference number DC/07/0421. The permission granted was the “*Change of use to servicing maintenance and storage of trailers and horticultural/estate machinery.*” The 2007 application was approved with conditions relating to the activities on site, hours of operation

and use Universal Trailers only. Whilst not stipulated within the planning permission, it is considered that this permission granted the use of the site for light industrial (B1(c)) and storage and distribution (B8) uses.

- 1.10 It is noted that there is a current planning compliance case relating to the site. Complaints were received relating to the operations on the site in excess of those allowed under planning reference DC/07/0421. Following site visits by Officers and consideration of the activities on the site, it was found that there are breaches of planning control. These namely relate to the use of the site by an additional company (Pioneer) and operations taking place in excess of those permitted. Whilst these activities have gone beyond those permitted by the 2007 permission, the site is still considered to be used for B1(c) and B8 purposes.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

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

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development

Policy 10 - Rural Economic Development

Policy 24 - Strategic Policy: Environmental Protection

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

Policy 26 - Strategic Policy: Countryside Protection

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 34 - Cultural and Heritage Assets

Policy 40 - Sustainable Transport

Policy 41 - Parking

- 2.3 As part of the Local Plan Review Horsham District Council published an **Issues & Options: Employment, Tourism & Sustainable Rural Development document** in April 2018. At present the information within this document is not Council policy and therefore limited weight can be given in the consideration of this application.

RELEVANT NEIGHBOURHOOD PLAN

- 2.4 The Parish of Billingshurst was designated as a Neighbourhood Development Area in December 2015. To date however there is no 'made' neighbourhood plan for the Parish.

PLANNING HISTORY AND RELEVANT APPLICATIONS

2.5 The most recent and relevant planning history relating to the site is as follows:

BL/123/98	Erection of a building for b8 use and conversion of existing building to b1 use	Application permitted on 19.04.1999
BL/68/02	Amend condition 6 on bl/123/98 to allow lighting of the yard and security lighting Site: Menzies Wood Okehurst Lane Billingshurst	Application Permitted on 07.10.2002
DC/06/1016	Variation of conditions 12 and 15 of BL/123/98 to allow the change of use of land for the servicing and maintenance of trailers and compact tractors and limited retail sales and the erection of a 1.95m high perimeter fence	Application Refused on 16.06.2006
DC/07/0421	Change of use to servicing maintenance and storage of trailers and horticultural/estate machinery	Application Permitted on 24.09.2007

3. OUTCOME OF CONSULTATIONS

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

INTERNAL CONSULTATIONS

3.2 **HDC Strategic Planning:** No Objection.

Application recommended for approval subject to Highways consideration and approval.

3.3 **HDC Environmental Health:** No Objection.

Appropriate conditions recommended to ensure no detrimental impact on neighbouring amenity

3.4 **HDC Conservation and Design:** No Objections.

The proposals would enhance the site.

OUTSIDE AGENCIES

3.5 **WSCC Highways:** No Objection.

Recommends conditions.

3.6 **Southern Water:** Comment.

The applicant has not stated details of means of disposal of foul drainage from the site. There is no public foul sewer in the vicinity of the site. The applicant is advised to examine alternative means of foul sewage disposal.

PARISH COUNCIL

3.7 **Billingshurst Parish Council: Comment.**

- Whilst wishing to support a growing local business, it was felt that the scale of expansion on this site was out of proportion for a residential rural lane. Councillors suggested that there are other, more suitable, locations, such as Brinsbury which will soon be in development, and a vacant, recently converted former grain store on the A272 at Newbridge.
- It was a matter of some concern that the current restrictions on the site were being disregarded. This does not give any confidence in any future conditions being respected.
- Road safety issues are already a concern and will be more so given the likely increase in size of vehicles servicing the site and the increased vehicle movements.
- There are no obvious economic benefits – the application form states there are currently 3 employees and this number is not expected to rise.
- Members were supportive of the objections from residents, including noise, airborne pollution and odours, road safety, retail sales from the site, sole use of the site by Universal Trailers not being adhered to and the location being unsustainable and inappropriate for a residential lane.

PUBLIC CONSULTATIONS

3.8 35 letters of objection have been received from 15 households. These can be summarised as follows:

- Overdevelopment of the site.
- Site not suitable for additional operations/uses.
- Okehurst Lane is a narrow road and would not be suitable for the operations/uses.
- Highway safety would be affected.
- Detrimental impact on neighbouring amenity due to noise and pollution.
- Detrimental impact on listed buildings within the vicinity.
- Unsustainable location.

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 main issues are the principle of the development in the location and the effect of the development on:

- The principle of development
- The character of the dwelling and the visual amenities of the street scene
- The amenities of the occupiers of adjoining properties
- The parking and traffic implications for the development

Principle of Development

- 6.2 Policy 10 of the Horsham District Planning Framework (HDPF) relates to rural economic development and states that sustainable rural economic development and enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social and environmental benefits for local communities. The policy goes on to say that in the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity will be supported in principle.
- 6.3 Policy 26 of the HDPF requires that outside BUAB's, the rural character and undeveloped nature of the countryside be protected against inappropriate development. It further requires development proposals to be 'essential' to their countryside location and meet at least one of four criteria; including providing for quiet informal recreation use, or enabling the sustainable development of rural areas. Policy 26 also requires that any development must be of a scale appropriate to its countryside character and location, and must not lead to a significant increase in the overall level of activity in the countryside.
- 6.4 The application site is a long established commercial site and has operated as such for a number of years. Planning permission was originally granted in 1999 for the erection of a building for B8 use and conversion of existing building to B1 use with further permission granted in 2007 as detailed above to allow for the use of the site for the servicing, maintenance and storage of trailers and horticultural/estate machinery. This permission ran personal to Universal Trailers Ltd only, as secured by condition.
- 6.5 Whilst located in a rural location, given the number of years that the site has operated commercially, the Council must give consideration to Policy 10 of the HDPF which allows for rural economic development providing, in the case of established rural industrial estates, such development is located within the existing boundaries of the estate. In this instance it is considered that the uses as being carried out on the site sustains the varied and productive businesses currently operating from the site. Information has been provided outlining how Universal Trailers are experiencing increased demand for their products and it is considered that whilst the proposals entail an increase in activity at the site, they would not go beyond use those allowed under use classes B1(c) and B8 (which are the current permitted used for the site). It is noted in this regard that B1(c) light industrial uses are those that are considered appropriate within a predominantly residential area.
- 6.6 In addition to this, the outline proposals for the new workshop building and the new office building would also accord with Policy 10 of the HDPF, which require economic development to result in environmental improvement. The proposals involve the removal of dilapidated buildings to the eastern side of the site which are in a poor state of repair and considered to be detrimental to the location in terms of their aesthetic merit. The new buildings would appear to be more in keeping with the countryside location, utilising an agricultural barn style design. Whilst these are currently submitted in outline form and the final design is to be approved at reserved matters stage, the principle of the new buildings as currently submitted would serve to maintain and enhance the character of the area whilst allowing for appropriate use of the site in accordance with Policy 10.
- 6.7 Policy 26 of the HPDF, which relates to countryside protection, is also pertinent in this regard. It is considered that the removal of the existing buildings and erection of new buildings would enhance the established commercial site as well as the surrounding area. Although the current activities taking place on site have deviated from those approved under the permission from 2007, it is considered that the containment of the activities on the site within buildings, which would be secured by condition, would ensure that there would not be a marked increase in the overall level of activity which would have a detrimental impact on the countryside location.

- 6.8 It is noted that the current uses subject to the full planning element include 'pre-sales work and customer collections' as well as 'preparation and loading for export'. Looking over the history of the site, it is evident that a previous application DC/06/1016 to allow some limited retail sales on the site was refused due to the retail sales element sought within the application. The applicant has stated that no retail sales are proposed from the site. Taking this into account it is considered that the pre-sales work and collections stipulated would be ancillary to the main uses and operations from the site and the applicant has stated that any collections would be strictly by appointment only. Any dedicated retail sales will again be restricted by condition, as per the existing permission pertaining to the site.
- 6.9 For these reasons the regularisation of the current uses and the construction of the new buildings is considered to be acceptable in principle and would be accord with the provisions as set out in policies 10 and 26 of the HDPF, subject to all other material considerations as discussed below.

Impact on Visual Amenity of Area

- 6.10 Policies 25, 32 and 33 of the HDPF promote development which is of a high quality design, and is sympathetic to the distinctiveness of the application site and surroundings. Development should protect, conserve and enhance the landscape character, taking account of the natural environment, landscape and landform pattern to which it forms a part.
- 6.11 The outline element to this hybrid application proposes the removal of existing buildings on the site and the construction of a new workshop building, an office building and the creation of an open storage yard, and seeks approval for the access and proposed layout of the site only at this stage. The proposed site plan submitted pertaining to the outline permission indicates that the existing buildings on the western side of the site would be removed, with the construction of a new workshop building to the east of the site, the office building to southern end of the year and a storage area to the northern end of the site.
- 6.12 The details submitted indicate that the proposed workshop building would be of a similar scale in terms of footprint to the existing barn structure at the centre of the site. The proposed office building would be smaller in scale when compared to the existing and proposed buildings. Overall, in terms of the layout of the new buildings, these would be appropriately positioned within the site and yard area, positioned away from any neighbouring property and would be well accommodated within the large site.
- 6.13 A minimum gap of approximately 117m would be preserved between the proposed buildings and the public highway to the south west given the long access road serving the site. There is also extensive mature soft landscaping to the boundaries of the yard/site and as such, the proposed buildings would not be visible from a public vantage point from Okehurst Lane. Given the current poor state of repair and positioning of the existing buildings to be removed, it is considered that the proposed buildings, as well as the enclosure of the existing central building would serve to enhance the site and would not cause harm the character and visual amenities of the street scene.
- 6.14 The existing central barn building is of a typical agricultural/rural design with dual pitched metal sheet roof and cladding to parts of the exterior. The full enclosure of the building would not harm its current standing within the site or have an impact on the surrounding area.
- 6.15 The proposed creation of the open storage area for the trailers to the north of the site would not have a detrimental impact on the landscape character given the existing boundary treatments. It is also noted that trailers are currently stored in this area so the creation of a dedicated area for storage would be different to the existing configuration of the site or the use of this section of the site

- 6.16 The final dimensions, design and scale of the proposed buildings and the overall landscaping proposals for the site would be subject to an application for reserved matters, however, the plans currently submitted indicate that the proposals would be of a style that is commensurate with the wider character of the countryside location.

Impact on Neighbouring Amenity

- 6.17 Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land. As stated above, the application site relates to an existing commercial site which has operated for a number of years following the granting of commercial uses in 1999. The existing buildings, where the majority of the permitted and current operations are taking place are located to the western side of the site, in close proximity to neighbouring residential properties and in buildings that are not fully enclosed.
- 6.18 It is noted that due to complaints raised and following investigations, a statutory noise nuisance order for the site was served by the Council's Environmental Health department in September 2018. This specifically related to the operations currently taking place on site from the existing workshop and open barn buildings located on the western side of the site. These buildings do not have provisions in place for sound attenuation and are not considered to be suitable for the operations taking place on site.
- 6.19 Whilst it is acknowledged that the operations being carried out on the site go beyond those currently permitted on the site, the outline proposals would introduce new and enclosed buildings, positioned away from the nearest residential properties to the west of the site. The applicant has purported that all operations will be contained within the buildings and an appropriate condition is recommended requiring this at all times. An appropriate scheme for sound attenuation emanating from the buildings will also be sought to ensure that the operations being undertaken within the buildings do not impact on the neighbouring properties.
- 6.20 To mitigate the impact of noise from the existing buildings it is also considered appropriate in this instance to attach a condition requiring that all noise generating operations (other than storage) cease operating from these buildings six months after the date of this decision. This would allow time for the existing central building to be enclosed as per the full planning element to this application and all noise generating activities moved into this building, while the details for the new buildings are agreed at a later state under a reserved matters application. It is considered that this represents an appropriate strategy to enable an existing employment site to remain operational whilst protecting the amenities of the adjacent residents moving forward.
- 6.21 Overall, it is considered that the operations currently taking place, whilst more intensive than those that formed part of the original permission, nevertheless still fall within the use classes of B1(c) and B8 (light industrial and storage/distribution). As these operations are to be contained within the new and refurbished buildings, which would be positioned a considerable distance away from the nearest residential properties (80m) and with appropriate sound controls in place, to be secured by condition, it is considered that the additional operations and new buildings would not have a detrimental impact on neighbouring amenity, in accordance with Policy 33 of the HDPF. This is though subject to the conditions as recommended, including the condition requiring all noise generating activities in the two open buildings to cease within four months of the date of this permission, should it be granted.
- 6.22 It is noted that objections have also been received with regards to increased vehicular activity taking place on the site and how this is affecting neighbouring amenity. It should be noted that the site does not currently have any restrictions in place with regards to the type, frequency and size of vehicles accessing the site, however there is a condition that restricts

vehicle movements, deliveries/dispatches, and the operation of plant and machinery to between 0730 hours to 1800 hours on Monday's to Friday's and 0800 hours to 1300 hours on Saturdays. Subject to the retention of this condition it is considered that vehicular movements to and from this existing commercial site would not have a detrimental impact on neighbouring amenity.

Highways Impacts and Parking Provision

- 6.23 Policies 40 and 41 of the HDPF states that development should provide a safe and adequate access, suitable for all users. The proposals would be served by the existing access, currently serving the existing commercial operations on site. With regards to the access to serve the new buildings and storage area, given that this is currently in use the existing situation on site is considered to be acceptable to serve the proposed development sought in outline form. As there are existing buildings on site to be removed, the provision of the new buildings would not result in any direct concerns with regards to accessing these buildings. The proposals are therefore considered to be acceptable in this regard.
- 6.24 With regards to the operations emanating from the site and the highways, access and parking implications as a result of this, additional information has been sought following consultation with West Sussex County Council (WSSCC) as the Local Highway Authority. Trip information has been provided by the applicants that estimate that approximately 3 light goods vehicle (6 movements), 3 sport utility vehicle (6 movements) and 6 private cars (12 movements) per day. The applicants have stated that no heavy goods vehicles would be used and no retail sales are proposed.
- 6.25 Objections have been raised with regards to the types of vehicles accessing the site. It is noted however that the site does not have any restrictions in place with regards to the types of vehicles accessing the site. Indeed, under the current permission for the site, granted in 2007, no restrictions were put in place restricting the type of the vehicle that can access the site or limiting the number of vehicles to and from the site. The applicant has provided details of the expected level of vehicular activity, as detailed above, and this is considered to be acceptable. As such, and considering the lack of restrictions currently on the site, it is considered that it would not be reasonable to attach any conditions pertaining to the type of vehicle that can access the site or the number of vehicular movements.
- 6.26 It is acknowledged that the current operations go beyond those currently permitted on the site and that Okehurst Lane is a relatively narrow lane. However, taking into account the established commercial nature of the site, the fact that the use classes of B1(c) and B8 would not be altered and given that the Local Highway Authority have raised no objections to the application, the proposals are considered to be acceptable on highway and transport grounds, subject to appropriate conditions.

Impact on Heritage Assets

- 6.27 Policy 34 of the HDPF states that the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. It is noted that a number of objections have been raised with regards to the impact of the proposed development on the grade II listed building at Minstrels Wood Okehurst Lane which is located to the south-east of the application site, as well as other listed buildings in the surrounding area, namely Copped Hall located to the west.
- 6.28 The Council's Conservation Officer has been consulted on the application and has raised no objection to the proposals, stating that the proposals would serve to enhance the site given the current state of repair of the existing buildings. It is considered that as there is sufficient distance preserved to the nearest listed building (some 300m) and that the proposed buildings and the nature of the additional operations on site would not have a detrimental

impact on the heritage assets within the vicinity. For these reasons the proposals are considered to be acceptable in this regard.

Conclusions and Planning Balance

- 6.29 Overall, whilst it is acknowledged that the current operations emanating from the site go beyond those currently permitted, given the established commercial make-up of the site and the visual enhancement that the proposed buildings would provide, such operations are considered to comply with Policy 10 of the HDPF, and would not have a detrimental impact on the countryside location or the visual amenities of the street scene.
- 6.30 Subject to the recommended conditions pertaining to noise attenuation and a restriction on the operations within the westernmost buildings, the current uses being regularised through the full planning element and new building arrangement proposed in the outline element would significantly improve the current impact of site operations on neighbouring amenity to an acceptable degree. Accordingly the application is recommended for approval.

7. RECOMMENDATIONS

7.1 It is recommended that planning permission is granted subject to the following conditions:

1 **Plans list**

2 **Standard Time Condition:**

- (a) Approval of the details of the layout of the development, the scale of each building, the appearance of each building, access to and within the site 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 each building, the appearance of each 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 begin either before the expiration of 3 years from the date of this permission.

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 pertaining to the outline permission hereby approved shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. 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 to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-commencement Condition:** No development relating to the enclosure of the existing barn building and the erection of the new buildings shall commence until a

specific scheme and details for sound attenuation against noise emanating from the buildings hereby approved have been submitted to and approved by the Local Planning Authority. The details shall include a separate acoustic assessment of the effectiveness of the noise control afforded by the building envelopes together with an assessment of the impact that the uses/activities hereby approved would have on the neighbouring properties. The approved sound attenuation works shall be completed before the buildings are occupied and operational. All aspects of the design of the enclosure and refurbishment of the open barn and the new buildings that affect the performance in respect of attenuation of noise from within shall remain in good repair in order to maintain that performance.

Reason: As this matter is fundamental in the interests of residential amenities by ensuring an acceptable noise level for the occupants of the development in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall take place pertaining to the outline permission hereby approved, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.
- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil).
 - ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities.

The approved details shall be adhered to throughout the construction period.

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

- 6 **Pre-Commencement Condition:** No part of the development pertaining to the enclosure and refurbishment of the existing central barn building shall take place until a schedule of materials and finishes and colours to be used for external walls, windows, doors and roofs of the building has been submitted to and approved by the Local Planning Authority in writing. All materials used in for the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 8 **Pre-Occupation Condition:** Within six months of the implementation of the outline permission hereby approved, maximum visibility splays shall be provided at the site

access onto Okehurst Lane in accordance with a plan to be submitted to and approved by the planning authority. These splays shall thereafter be kept clear of all obstructions to visibility above a height of one metre above the adjoining road level.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 9 **Post-Occupation Condition:** Upon the first occupation of the buildings hereby permitted under the outline element of this planning permission, the existing buildings along the western part of the site as indicated on plan numbers 17267/P100 (labelled 'workshop', 'open barn' and 'offices') and 17267/P101 REV P1 shall cease to be used for any purpose whatsoever and within a period of 3 months thereafter such existing building(s) shall be demolished (including the removal of foundations) all materials arising from such demolition removed from the site and the site of the demolished building restored in accordance with details of landscaping which have been submitted to and approved in writing by the Local Planning Authority prior to demolition works commencing.

Reason: The retention of existing buildings together with the new buildings would result in the proliferation of buildings on the site, detracting from the character of the area which would be contrary to Policy 33 of the Horsham District Planning Framework (2015).

- 10 **Post-Occupation Condition:** Within six months of the date of this permission a plan delineating the areas of outside storage shall have been submitted to and been approved in writing by the Local Planning Authority. All outside storage shall take place in accordance with the approved plan thereafter.

Reason: To ensure that there is no detrimental impact on the amenity of nearby occupiers and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** The use hereby approved shall be restricted to uses within use classes B1(c) and B8 only.

Reason: The use of the premises for other uses within may not be appropriate given the size and location of the site and taking into consideration the requirements of Policy 33 with regards to neighbouring amenity of the Horsham District Planning Framework (2015).

- 12 **Regulatory Condition:** All works and operations hereby approved, except the open storage of trailers, shall take place inside the new buildings and the refurbished/enclosed existing central barn. Inside is defined as in a workshop totally enclosed by walls (including necessary windows and doors) and with all windows and doors closed. For the avoidance of doubt, works are not permitted inside buildings whilst windows or doors or both are open.

Reason: As this matter is fundamental in order to ensure that there is no detrimental impact on the amenity of nearby occupiers and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Regulatory Condition:** No manufacturing activities or processes involving power tools or other powered tools or equipment shall take place within the existing workshop and open barn buildings located to the western side of the site (labelled 'workshop', 'open barn' and 'offices' on plan number 17267/P100) after six months of the date of this decision.

Reason: As this matter is fundamental in order to ensure that there is no detrimental impact on the amenity of nearby occupiers and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Regulatory condition:** No outside manufacturing activities or processes involving power tools or other powered tools or equipment shall take place at any time.

Reason: To safeguard the tranquillity of the countryside and amenities of neighbouring properties in accordance with Policies 24, 25, 26 & 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** No vehicles, plant or machinery shall be operated, no process carried out and no deliveries taken or dispatched from the site outside the following times:

0730 hours to 1800 hours on Monday's to Friday's inclusive,
0800 hours to 1300 hours on Saturday's

For the avoidance of doubt, there shall be no vehicles, plant or machinery operated, no process carried out and no deliveries taken or dispatched from the site on Sundays and Bank and Public Holidays.

Reason: As this matter is fundamental in order to ensure that there is no detrimental impact on the amenity of nearby occupiers and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 16 **Regulatory Condition:** No retail sales (including the rental of any trailer) shall take place at any time nor shall there be any return by customers or their representatives of either sold or rented products to the site. 'Retail sales' includes any action or activity which is normally considered to be a part of a sales or hire process including prospective actions or activity which is designed or it is hoped would or may lead to a sale or hire. Any collections shall strictly be by appointment only.

Reason: Uses/activities beyond those permitted within this application may lead to an increase in vehicular activity which may have a detrimental impact on highway safety, contrary to Policy 40 and 41 of the Horsham District Planning Framework (2015).

- 17 **Regulatory Condition:** No windows or doors shall be positioned to the west or south facing elevation of the existing barn building as part of the works for its refurbishment/enclosure.

Reason: As this matter is fundamental in order to ensure that there is no detrimental impact on the amenity of nearby occupiers and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 18 **Regulatory Condition:** If, during development, contamination, including asbestos, not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 19 **Regulatory Condition:** No work for the implementation of the development hereby permitted shall be undertaken on the site except between 08.00 hours and 18.00 hours on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority

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

Background Papers: DC/18/0661