



TO: Planning Committee North

BY: Head of Development and Building Control

DATE: 2nd November 2021

DEVELOPMENT: Retention of external store

SITE: Easteds Barn Easteds Lane Southwater Horsham West Sussex RH13 9DP

WARD: Southwater North

APPLICATION: DC/21/0510

APPLICANT: **Name:** Southwater Parish Council **Address:** Beeson House 26 Fairbank Rd Southwater RH13 9LA

REASON FOR INCLUSION ON THE AGENDA: More than eight persons in different households have made written representations within the consultation period raising material planning considerations that are inconsistent with the recommendation of the Head of Development and Building Control.

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 application seeks retrospective planning permission for the erection of an external bin store at Easteds Barn.

1.3 The bin store has a Gross Internal Floor Area (GIA) of 14 square metres and measures to a height of between 2.15m and 2.25m. The store is integrated into the boundary fence meaning that the boundary height is between 290mm and 390mm above the rest of the fence line for 4.37m of length. The bin store consists of horizontal stained weatherboarding and a brown stained timber door to the east elevation.

DESCRIPTION OF THE SITE

1.4 The application site lies within the Built-Up-Area of Southwater adjacent to Nutham Lane Open Space. Easteds Barn has a permitted D1/D2 use (DC/11/2502) and is currently being used as a Children's Day Nursery called 'Little Barn Owls' who lease the site from Southwater Parish Council. This use now falls within use class E (f) Day Nursery.

- 1.5 The site consists of the main Easteds Barn building, a parking and service area and a private nursery garden. The site is bordered by a 1.8 metre high close boarded fence and some mature trees above.
- 1.6 Easteds Barn is identified in the Southwater Neighbourhood Plan Policy SNP19 as a Parish Heritage Asset, a non-designated heritage asset as defined by the NPPF.

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:

National Planning Policy Framework

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 41 - Community Facilities, Leisure and Recreation

RELEVANT NEIGHBOURHOOD PLAN

Southwater Neighbourhood Plan

SNP16: Design

SNP19 Parish Heritage Assets

PLANNING HISTORY AND RELEVANT APPLICATIONS

SQ/61/95	Erection of community building and 23 space car park	Application Permitted on 30.08.1995
DC/11/2502	Site: Easteds Meadow Cedar Drive Southwater Single storey extension to existing building and variation of Condition 10 of SQ/61/95 (Use of building for meeting room purposes only), to facilitate use of overall premises for general D1 (Non residential Institutions) and D2 (Assembly and Leisure) purposes at Easteds Barn	Application Permitted on 22.10.2013
DC/21/0297	Retrospective application for the change of use of land from public open space to mixed use (Use Classes E(F) & F1(A)).	Under consideration
DC/21/0511	Retention of covered play area.	Under consideration
DC/21/1539	Retrospective application for the change of use of 67m2 land from public open space to mixed use (Use Classes E(f) & F1(a)) and 559m2 of land from Use Class E (formerly D1/D2) to public open space.	Under consideration

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

HDC Conservation Officer: No objection

It is noted that Easteds Barn is identified as a Parish Heritage Asset within the Southwater Neighbourhood Plan. Easteds Barn is considered to be a non-designated heritage asset as defined in the NPPF. Paragraph 189 of the NPPF notes that heritage assets “are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

The effect of a proposal on the significance of a non-designated heritage asset should be taken into account in determining applications. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Application DC/21/0510 relates to the provision of an external store for the storage of bins etc. within the curtilage of Easteds Barn. It is considered on balance that the proposal due to its location and scale would still enable an appreciation of the building, and its significance. No objection would therefore be raised to the application.

OUTSIDE AGENCIES

None Received

PUBLIC CONSULTATIONS

11 letters of objection have been received from neighbouring residents. These representations are summarised as:

- More retrospective, creeping development
- This building is adjacent to the path and creates a threatening narrow appearance-opportunities for crime and snit-social behaviour.
- This building has added to parking problems in the local area as it encroaches into the car park and reduces on site car parking
- Smell from the bins
- Not visually attractive
- Higher than the fence line of 2 metres (and integral to it)
- Objection in relation to the 2 metres fence and the creation of the alleyway along the site
- internal floor is higher than the surrounding area, with inadequate drainage to take surface water
- Over 2 metres in height
- Within 8 metres of barn

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

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

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

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

6. PLANNING ASSESSMENTS

Principle of Development

- 6.1 Policy 43 of the HDPF relates to 'Community Facilities, Leisure and Recreation'. It states that 'The provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities'.
- 6.2 Policy 33 of the HDPF states that developments shall be required to incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings
- 6.3 Little Barn Owl's Nursery and Forest School is a full time nursery that cares for children 3 months to 5 years old. It is not unreasonable to expect that a use such as this would require a dedicated bin storage building or other associated services. The condition requiring details of refuse and recycling attached to DC/11/2502 (which granted permission for nursery use of the site) never appears to have been discharged. The principle of the development of a detached bin store on this site is acceptable.

Design, Appearance and Heritage Impact

- 6.4 The size of the storage area corresponds to the use of the building as a nursery and provides sufficient space to accommodate the waste and recycling for that use. The storage area has been in use for at least two years and is considered to suit the needs of the nursery.
- 6.5 The bins store appears to be easily accessed from the nursery but at a distance that provides a safe, secure, and ventilated area for the storage of waste and recycling without causing nuisance. The bins can then be easily moved for efficient collection.
- 6.6 The bin store has been constructed in an area where it is clear from historic aerial photos that bins have been stored in association with Easteds Barn since at least 2007. The storage area has been located to the rear of the building and within the confines of the site and discretely integrated into the boundary fencing. The natural timber materials used to clad the building match the boundary treatment and the structure blends well with this.
- 6.7 Southwater Neighbourhood Plan Policy SNP19 identifies Easteds Barn as a Parish Heritage Asset. Parish Heritage Assets are buildings which, although not officially designated, are considered to be locally significant and important features which contribute to the character and appearance of the Parish. As a non-designated heritage asset SNP19 states that any proposals at Easteds Barn must demonstrate that the significance of the building as an asset, and it's setting will not be adversely impacted.
- 6.8 In line with the Council's Conservation Officers comments, it is considered that the store does not harm the appreciation of the building and its significance as a non-designated heritage asset, in accordance with Policy SNP19 of the Southwater Neighbourhood Plan.

Amenity Impacts

- 6.9 Concern has been raised in relation to the 1.8 metre high fence along the footpath in which this building is integrated. The store is integrated into the boundary fence meaning that the boundary height is between 290mm and 390mm above the rest of the fence line for 4.37m of length. It is hard to justify the small increase in height of the fence at this particular point as having a substantial contributing factor to the actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area despite concerns raised by

residents. The fence itself has been found to be lawful through previous enforcement investigations.

- 6.10 The location of the bin store is the furthest away from residential neighbours and nursery play space as possible and considered to be an ideal location for this service. There is therefore not considered to be any unacceptable amenity impact caused by the erection of this bin store in this location.

Conclusions

- 6.11 The bin store provides a purpose built enclosed and easily accessible covered storage area for the bins associated with the use at Easteds Barn. This proposal is considered to blend well with the surrounding site and have no unacceptable impact on the amenity of nearby residents or the historic interest of the Barn.

7. RECOMMENDATIONS

- 7.1 To grant planning permission, subject to the conditions listed below:

Conditions:

1. Plans list