



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