

CHICHESTER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ORDER) 2015 (as amended)

Agent Details:

Mr Alex Moseley
3, Massetts Road
Horley
RH6 7PR

Applicant Details :

Mr Alan Smith
C/O White & Sons
3 Massetts Road
Horley RH6 7PR

In pursuance of their powers under the above mentioned Act and Orders, the Council hereby notifies you that they **PERMIT** the following development, that is to say:

Erection of livestock building (retrospective).

Mountwood Farm The Street Plaistow Billingshurst West Sussex RH14 0PZ

to be carried out in accordance with your application PS/23/00803/FUL submitted to the Council on 18 April 2023 and as modified by any relevant under mentioned conditions and subject to compliance with all conditions specified hereunder:

Time limits and implementations conditions:

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

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

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans"

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

Conditions to be compiled with at all times following completion of the development:

3) The building hereby permitted shall be used for purposes related to agriculture only and for no other purpose whatsoever (including equestrian or commercial use)

Reason: To ensure the use of the building does not have a harmful environmental effect in the interests of amenity/in the interests of protecting the character of the area/in the interests of protecting residential amenity.

4) If the use of this building for agricultural purposes ceases the building shall be demolished and all resultant materials removed from the site within three months of the use ceasing.

Reason: To accord with policy since buildings of this size are only permitted in the countryside if they are essential to meet the needs of agriculture.

5) No lighting shall be installed in the site other than in accordance with a scheme that shall first have been submitted to and formally approved in writing by the Local Planning Authority prior to installation. Thereafter any such lighting scheme shall be maintained as approved in perpetuity.

Reason: To prevent undue light pollution harmful to the landscape and the habitat of the adjacent Ancient Woodland.

6) Within three months of the date of this permission, details of the proposed surface water drainage, including a timetable for implementation, should to be submitted to and approved in writing by the Local Planning Authority.

The agreed surface water drainage scheme shall be carried out in complete accordance with the plans and the timetable that are approved by the Local Planning Authority, unless otherwise agreed in writing.

Reason: To ensure that the development is satisfactorily drained.

Decided Plans

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

Details	Reference	Version	Date Received	Status
PLAN - PRE-EXISTING LOCATION PLAN	PL01		20.04.2023	Approved
PLAN - PROPOSED LOCATION PLAN	PL02		20.04.2023	Approved
PLAN - BLOCK PLAN	PL03		20.04.2023	Approved
PLAN - PROPOSED BARN FLOOR PLAN AND ELEVATIONS	17/31/05	B	20.04.2023	Approved

Informative(s)

1) The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Please Note: The headings to the Conditions are inserted for ease of reference only and shall not affect the interpretation of the Condition(s).

The applicant is reminded that the Council operate a formal procedure for the discharge of conditions. Details of this procedure can be found on the Council's website (<http://www.chichester.gov.uk/planningadvice#planningapplications>) or by telephone (01243 534734).

The plans the subject of this decision can be viewed on the Council's website www.chichester.gov.uk quoting the reference number of the application. For all applications after May 2003, the relevant plans are listed as "Plans-Decided".

Decision Date : 13 June 2023

Signed:



Andrew Frost
Director of Planning and the Environment
Chichester District Council

Are you CIL Liable?

If so, please complete Form 6 using the link below and return to CIL@chichester.gov.uk as soon as possible.

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

NOTES

Town and Country Planning Act 1990 Town and Country Planning (Control of Advertisements) Regulations 1992 Town and Country Planning (Trees) Regulations 1999

Your attention is directed to the following notes. They are for information only and do not pretend to set out the whole of the law on the subject. It would be well for you to consult your solicitor if you are in any doubt.

1. If the applicant is aggrieved by the decision of the District Planning Authority to refuse permission for the development, or is aggrieved by a condition imposed on a planning permission, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months* from the date of notice or determination giving rise to the appeal. (All appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. <https://www.gov.uk/planning-inspectorate>. Advertisements and ELD/PLD appeal forms are available from County House, Portland Square, Bristol; Tree Preservation Order appeals forms are available from Government Office from The Planning Inspectorate, The Environment Appeals Team, Trees and Hedges, Room 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Email – environment.appeals@pins.gsi.gov.uk Telephone – 0303 444 5584. One copy of the appeal form must be submitted to the Director of Planning and the Environment, Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY).

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to

entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order.

*** APPLICANTS SHOULD NOTE THAT THE PERIOD FOR MAKING AN APPEAL IN RESPECT OF HOUSEHOLDER APPLICATIONS (SUFFIX /DOM) IS 12 WEEKS FROM THE DATE OF THIS NOTICE; FOR ADVERTISEMENT APPLICATIONS (SUFFIX /ADV) IT IS 8 WEEKS; AND FOR TREE APPLICATIONS (SUFFIX /TPA) IT IS 28 DAYS.**

2. If permission to develop land is refused or granted subject to conditions, whether by the District Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part V of the Town and Country Planning Act 1990.
3. In certain circumstances a claim may be made against the District Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in the Town and Country Planning Act 1990.
4. By Section 195 of the Town and Country Planning Act 1990 where an application is made to a District Planning Authority for a Certificate of Lawful Use or Development and is refused in part, the applicant may by notice under this sub-section appeal to the Secretary of State and on any such appeal the Secretary of State shall:
 - (a) if and so far as he is satisfied that the Authority's refusal is not well-founded, grant to the appellant a Certificate of Lawful Use or Development accordingly or, as the case may be, modify the certificate granted by the Authority on the application, and:
 - (b) if and so far as he is satisfied that the Authority's refusal is well-founded, dismiss the appeal.
5. Applicants are advised to consult Regulation (15) of the Advertisements Regulations 1992 regarding appeals in respect of advertisements.
6. Where this notice conveys approval or permission, conditional or unconditional please note that the decision given does not purport to convey any consent or approval which may be required under the Public Health Acts and Building Regulations. Additionally applicants are advised to check the need for notice to be given under the Party Wall etc. Act 1996.
7. Where this notice conveys approval or permission subject to conditions, applicants are reminded that the onus is on them to ensure the conditions have been complied with. Under some circumstances a failure to comply with a condition may result in the whole development being unauthorised.

Just received permission for a new property or development? Please register below for a Royal Mail postal address:-

<https://eforms.chichester.gov.uk/officeforms/application-for-a-new-single-dwelling-or-development.ofml>