

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/0351	Case Officer:	Caroline Grist
Application Type:	County Matter		
Proposal:	Erection of a replacement portal framed building for the repair, maintenance and storage of vehicles, plant and equipment, along with the installation of a sealed tank.		
Site:	Cox Skips, Recycling Depot, Burleigh Oaks Farm, East Street, Turners Hill, Crawley, West Sussex, RH10 4PZ		
Validation Date	9 Feb 2024	Overall Expiry Date:	26 Mar 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	No Objection	Recommendation Date:	27 Mar 2024
Target Date:	22 Mar 2024	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Nick Rogers</i>	Date:	27 Mar 2024
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/0351

**Cox Skips, Recycling Depot, Burleigh Oaks Farm, East Street, Turners Hill, Crawley, West Sussex
Erection of a replacement portal framed building for the repair, maintenance and storage of
vehicles, plant and equipment, along with the installation of a sealed tank.**

Mr Simon James

Environmental Health Officer

The acoustic report submitted indicates that the impact of this development will be low. I therefore have no objection to this application.

I recommend the following conditions to control noise during the construction phase:

Construction hours: Works of demolition and construction, including the use of plant and machinery necessary for implementation of this consent shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 Hours
Saturday: 09:00 - 13:00 Hours
Sundays and Bank/Public Holidays: No work permitted

Deliveries: Deliveries or collection of plant, equipment or materials for use during the demolition and construction phases shall be limited to the following times:

Monday to Friday: 08:00 - 18:00 Hours
Saturday: 09:00 - 13:00 Hours
Sunday & Public/Bank holidays: None permitted

INTRODUCTION

The application is a Regulation 3 application made by West Sussex County Council for the erection of a replacement portal framed building for the repair, maintenance and storage of vehicles, plant and equipment, along with the installation of a sealed tank. MSDC are consultees only, with WSCC being the decision maker.

PLANNING HISTORY

TH/020/87 - Retention of storage, maintenance and repair of 3 skip lorries together with storage of occasional empty skip (Messrs. Cox Skips) storage, maintenance and repair of plant owned and leased by Messrs. Brophy Plant. Refused. Allowed at appeal.

TH/033/90 - Erection of replacement building for the repair, maintenance and storage of vehicles, plant and equipment. Permission.

TH/005/91 - Alteration to existing access road from East Street to industrial site at Burleigh Oaks Farm, having a lawful use for the repair, maintenance and storage of vehicles, plant and equipment. Permission.

TH/030/94 - Amend condition 2 of planning permission TH/20/87 to increase the no. of skip lorries stored, repaired and maintained on the land from 3 to 10. Permission.

TH/017/96 - Demolition of existing reception/administration building and erection of new reception/administration building, along with provision of a steel weighbridge and ancillary car parking. Permission.

TH/029/98 - Removal of mobile building used to accommodate weighbridge equipment and erection of replacement admin building to accommodate weighbridge equipment along with provision of additional toilet and shower facilities. Permission.

TH/043/98 - Minor amendment to condition 5 (working hours) concerning the development granted full permission under reference TH/017/96. Permission.

DM/21/2248 - A commencement of a development which occurred through the demolition of an existing partially destroyed building along with the removal and clearance of debris from the application site; together with the digging of three trenches and the formation of three individual concrete padstones to create foundations associated with the south western elevation of the replacement building. Permission.

SITE AND SURROUNDINGS

Burleigh Oaks Farm is located to the north of East Street in Turners Hill, set down a long access road, the site is used as a waste transfer and recycling centre. To the south of the complex is a predominantly open building, to which this application relates. It is single storey, with a lean to roof and metal clad.

The application site is designated as being within the countryside and there is a Public Right of Way that runs along the southern boundary of the site.

APPLICATION DETAILS

The application is a Regulation 3 application by West Sussex County Council for the erection of a replacement portal framed building for the repair, maintenance and storage of vehicles, plant and equipment, along with the installation of a sealed tank at Cox Skips, Recycling Depot, Burleigh Oaks Farm, East Street, Turners Hill.

The proposal seeks to replace an existing building, which is described in the Planning Statement as having been recently wind damaged, which has resulted in the demolition of sections of the rear elevation.

The proposed building is to be some 22.6 metres wide and 36.8 metres deep. A pitched roof design is proposed that would measure approximately 6.5 metres to the eaves and 7.6 metres to the ridge. It is to have a 1.2 metre dwarf wall, with dark green coated metal sheeting above. The same sheeting is to be used for the roof as well.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point, the development plan for this part of Mid Sussex consists of the Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Turners Hill Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

DP12 - Protection and Enhancement of the Countryside

DP26 - Character and Design

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current adopted District Plan 2014-2031 and its policies will have full weight.

In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF.

As the submission draft District Plan 2021-2039 (Regulation 19) will be published for public consultation on 12th January 2024 for six weeks, and therefore at this stage the Local Planning Authority does not know which Policies will be the subject of unresolved objections, only minimal weight can be given to the Plan at this stage.

As such, this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPC1 - Protection and Enhancement of the Countryside

DPB1 - Character and Design

Site Allocations Development Plan Document

The Site Allocations DPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Turners Hill Neighbourhood Plan

The Turners Hill Neighbourhood Plan was formally made on 24th March 2016.

THP8 - Countryside Protection

Mid Sussex Design Guide Supplementary Planning Document

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Policy

The National Planning Policy Framework (NPPF) 2023 is also a material consideration and paragraphs 8, 11, 111, 126 and 130 are considered to be relevant to this application.

ASSESSMENT

The application site is located within the countryside, as defined by the Mid Sussex District Plan. Policy DP12 establishes that:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan'.*

Policy DP26 of the Mid Sussex District Plan is also relevant and states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development'.*

This ethos is echoed within Policy THP8 from the Turners Hill Neighbourhood Plan.

The application seeks permission to erect a replacement portal framed building for the repair, maintenance and storage of vehicles, plant and equipment, along with the installation of a sealed tank. This building would be located to the south of the complex of buildings at Cox Skips, Recycling Depot, Burleigh Oaks Farm, which is an established business in the area.

The submitted statement sets out that this replacement building is required due to the current condition of the building, which has also suffered recent wind damage. There was also a building sited here prior to the existing structure.

The proposal is to be sited within an existing group of buildings. As such, whilst the site is within the countryside, given this setting it would not form an isolated building the wider landscape. The proposed building is to be of a similar size and design to the existing building and would be no taller. It is also to be finished in metal, above a brick, dwarf wall. The development is considered to be of a simple, functional design that would be appropriate to its location and purpose.

In terms of amenity, given the similarities between the existing and proposed buildings, it is not considered to result in a harmful impact to the light, outlook or privacy of surrounding buildings. The proposal has also been reviewed by the Environmental Health Officer. It is advised that the submitted acoustic report indicates that the impact of this development will be low. As such no objection is raised to the proposed development and conditions have been recommended to control noise during the construction phase.

Conclusion

The proposal would allow for a replacement building, that would be of a similar scale and design to the existing building, to serve an established business. The proposal would be of an appropriate design, would not harm the character of the area and would not cause significant harm to neighbouring amenity. No objection is therefore raised.

Decision: No Objection

Case Officer: Caroline Grist