

WS PLANNING & ARCHITECTURE
EUROPE HOUSE
BANCROFT ROAD
REIGATE
RH2 7RP

Ref: 19/00473/F

**TOWN AND COUNTRY PLANNING ACT, 1990 AND LOCAL GOVERNMENT ACT, 1972
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

The Council of the Borough of Reigate and Banstead, as District Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990, and Part IX of the Local Government Act, 1972 **DO HEREBY GRANT** permission for the development specified in the First Schedule hereto subject to the conditions (if any) specified in the Second Schedule for the reason specified in the Third Schedule hereto.

FIRST SCHEDULE

The development specified in the application for planning permission dated 14th March 2019

Nutley Dean Farm Smalls Hill Road Horley Surrey RH6 0HR

Erection of an agricultural machinery shed.

SECOND SCHEDULE

1. The development hereby permitted shall be carried out in accordance with the following approved plans.

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Site Layout Plan	J003145 - DD02		07.03.2019
Proposed Plans	UNNUMBERED		07.03.2019

Site Layout Plan	J003145 - DD03	A	14.03.2019
Location Plan	J003145 - DD01	A	14.03.2019

2. 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(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

3. The development shall be carried out using the external facing materials specified in the application and no others without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area.

4. The building hereby permitted shall be used for agricultural storage only and for no other use, including any such uses as may be permitted under the General Permitted Development Order 2015 (as amended) or any other amendment, update or replacement of that Order.

Reason:

To ensure the development remains appropriate within the Green Belt with regards Policy Co1 of the Reigate and Banstead Borough Local Plan 2005.

THIRD SCHEDULE

The development hereby permitted has been assessed against development plan policies Pc10, Co1, and Reigate and Banstead Core Strategy 2014 policies CS3, CS4, and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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 where possible, as set out within the National Planning Policy Framework.

Please remove any site notice that was displayed on the site pursuant to the application.

Dated this 31st July 2019

Luci Mould

Director Of Place Services (duly authorised in this behalf)

Any approval given herein relates only to development under the Town and Country Planning Act, 1990. Consent under the Building Regulations may also be necessary

Town Hall, Castlefield Road, Reigate, Surrey RH2 0SH • Help Line 01737 276000

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