Expiry Date – 01/06/10

Development Control – Delegated Officer Report

Application Number: ADC/0101/10 **Recommendation – Permit Application**

Site: **Dogs Trust Shoreham Rehoming Centre Brighton Road Lancing West Sussex**

Proposal: **Change of use of agricultural grazing land to south (front) to walking/exercise field for dogs for sole private use of adjacent Dogs Trust Rehoming Centre (and enclosure by ~~2m high green weldmesh~~ fence)**

The Application

This application relates to land adjacent to the entrance drive to the Dogs Trust Rehoming Centre on the north side of Brighton Road. It is roughly triangular in shape and measures 0.46ha in area. It is currently unused and overgrown with a few trees and shrubs but was formerly in use as agricultural land for grazing.

It is proposed to change the use of the land to an amenity field for exercising and walking rescued dogs. A similar application was approved in 2008 for a field to the west of the Dogs Trust building (ADC/0330/08). No buildings or structures are proposed other than a new boundary fence around the perimeter of the site. Originally a 2m high green-coated meld mesh fence was proposed, but this was considered to be out of keeping with the open character of the area and this has since been amended to a 1.2m high timber post and rail stock fence with wire mesh.

Consultations and Representations

Consultations/Comments

Adur District Council – The Environmental Health Officer has no objections

Environment Agency – No objection

Natural England – No comment

Lancing Parish Council – No objections

Third Parties

No third party representations received

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Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AC1, AC4
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)

Planning Assessment

Policies

Local Plan policy AC1 states that development in the countryside must be sited so as to minimise noise disturbance and visual intrusion. Policy AC4 refers to development within the strategic gaps and states that development should minimise any impact on the landscape and enhance the value of the gaps as open countryside.

Visual amenity and landscape character

The applicants intend removing the brambles which have established themselves in the past couple of years since periodic sheep grazing ceased on the paddock and to cut the grass to make the area more usable for dog walking. Any existing trees/shrubs would be retained. Visually the proposal will have little impact with the exception of the proposed new fence.

As originally proposed, the fence would have been an incongruous and visually harmful feature. However, it is considered that the amendment to a 1.2m high post and rail fence with wire mesh will have a more acceptable visual impact. Along the Brighton Road boundary a native species of hedge will be planted in front of the fence to further reduce its impact.

Residential amenity

The nearest dwellings are on the opposite side of the busy Brighton Road to the south. The use is expected to be low key and should not result in any significant noise impact from barking dogs to cause a loss of residential amenity.

Recommendation

APPROVE for the reason:

1PPi

Subject to

Expiry Date – 01/06/10

1. C1Ci
2. C11H (amended) The applicant shall, during the next planting season following the erection of the fence hereby approved, plant a hedge of a species and maturity and in ..... replace 'tree' with 'hedge' ....policy AC4
3. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Location Plan date stamped received 6 April 2010
   OS Plan Drawing SO1 date stamped received 6 April 2010
   Boundary Treatment Drawing SO2 date stamped received 6 April 2010
   Revised Fence Details Drawing SO4 date stamped received 29 April 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 06/05/10 [redacted] 6/5.