Development Control – Delegated Officer Report

Application Number: ADC/0212/09 **Recommendation – Temporary permission**

Site: **'The Barn' Licensed Touring Caravan Site East of Old Salts Farm Road, Lancing BN15 8JG**

Proposal: **Retention of storage shed (renewal of L/83/03)**

The Application

The site lies on the south-east side of the lane, 100m north-east of its junction with Freshbrook Road. The frontage of this horse grazing land was granted a Certificate in about 2002 by the Camping and Caravanning Club for its use as a touring caravan and camping site by club members (for no more than 5 touring caravans at any one time). The Club is exempted from planning control by the Government and the use of the site for this purpose constitutes "permitted development". In 2003 temporary permission expiring 30 June 2008 was granted for a timber store shed with permanent permission for an ancillary cesspit (for disposal of waste water from the touring caravans) (L/83/03). The present application is for renewal of that permission for the shed.

The previous application included a supporting statement that the shed was needed to store tools and machinery needed to manage the touring caravan site plus was needed for health, safety and security reasons to accommodate the electrical distribution board and the stopcock for the watermain.

The application relates to the same property as that forming the subject of an effective enforcement notice requiring cessation of its use for standing a residential mobile home. Previous applications from the same applicant had been refused in 2001 (L/13/01), 2004 (L/119/04), 2006 (ADC/0360/06) with appeal dismissed in 2007, and 2008 (ADC/0173/08) with appeal dismissed in June 2009.

Consultations and Representations

Environment Agency: Had no objection to the original application.

Lancing Parish Council: No comments. Previously asked for condition restricting use of shed to purposes related to the touring caravans only.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AC1, AC4

PPS7 "Sustainable Development in Rural Areas" (ODPM 2004)
PPS25 'Planning and Flood Risk' (ODPM 2006) & Circular 04/07

Planning Assessment

Policies

The site lies outside the built-up area and in the 'strategic gap' of countryside separating Lancing from Shoreham. The above policy AC4, relating specifically to the strategic gaps, is intended to prevent further development in such areas in order to prevent the coalescence of settlements and to ensure that any development maintains and enhances their predominantly open and undeveloped character. Policy AC4 states that development will only be permitted in "compelling circumstances" and that need for development essential for agriculture, horticulture, forestry or the diversification of the rural economy or to take advantage of a valuable opportunity to meet demand for quiet informal recreation may exceptionally be regarded as compelling.

Flood risk

The site lies within the area at risk of flooding (zone 3a) but as the application was only for a shed the Environment Agency did not object.

Visual amenity

The shed has significantly less impact than the mobile home recently dismissed on appeal because it was contrary to strategic gap policy and constituted a sporadic form of development, detrimental to the appearance and character of the area. However, although the visual effect of the shed is more limited owing to its relatively small size and the bushes and conifers growing on the roadside boundary, it still has some adverse impact. There are still visual concerns, including its potential cumulative effect with other buildings in the strategic gap, and its resultant erosion of open rural character.

Whether the need for the shed outweighs the policy and amenity objections

There is no planning control over the use of the site as a touring caravan and camping site. It is 'permitted development' provided it is used solely by members of the Camping & Caravanning Club and the number of touring caravans at no time exceeds 5 (except during a rally).

Although stringent control is needed over new development to retain the rural character, it is considered that there are compelling circumstances to justify the shed on this site. There is a reasonable need to accommodate associated equipment and utilities in order to serve, maintain and manage the licensed touring caravan site. Whilst the height of the building may be taller than essential, on balance, it is considered that renewal of permission is appropriate. Nevertheless, it is necessary for permission to remain temporary

because the license for the use of the land as a touring caravan site may be withdrawn or the use cease for other reasons.

Recommendation

APPROVE for the reason:-

4PP (amended) Although the shed is located within the strategic gap of countryside separating the built-up areas of Lancing and Shoreham and is contrary to the objectives of policies AC1 and AC4 of the ADLP to maintain its open character and appearance, it is considered appropriate to grant a temporary permission having regard to the particular needs associated with the use of the site as a licensed camping and touring caravan site.

Subject to:-

1. C1Di The shed hereby permitted shall be removed on or before 30 September 2015 or at such time as the site ceases to be a touring caravan and camping site approved by The Camping & Caravanning Club, whichever shall first occur.
   R. Permission would not normally be granted under policies AC1 & AC4 of the ADLP owing to the location in a strategic gap of countryside and is only permitted exceptionally having regard to the particular need associated with the licensed camping & touring caravan site.

2. C16Aii The shed shall be used only for purposes incidental to the use of the site as a licensed camping and touring caravan site approved by The Camping & Caravanning Club and for no other purposes.
   R. as above

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Case Officer.. [redacted] Date....2/9/09.....