Development Management – Delegated Officer Report

Application Number: **AWDM/1679/20** **Recommendation: APPROVE**

Site: **St James The Less Church, 65 Manor Road, Lancing**

Proposal: **Formation of wildflower area and path to north of site**

Date of Site Visit: **20 October**

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks permission for a path running east-west to the north of St James The Less Church which would link 2 existing paths that run north-south either side of the Church building. A wildflower area is also proposed. The Church is a Grade I listed building within the Conservation Area.

Although Manor Road is to the north, the main entrance to the building is on the southern side which is already reached by paths from the two entrances from Manor Road. The paths link to the southern side of the Church in a similar fashion to that proposed under this application.

Planning History:

AWDM/0290/13: Extension to north side to provide accessible WC and tea making facility, including unblocking and repair of doorway - approved

Consultations:

Environmental Health: No objection

Lancing Parish Council: No objection

Representations:

6 letters of support have been received on the grounds that the proposal will enhance the northern side of the Church grounds, will improve nature and wildlife and is a community project that should be supported.

Relevant Planning Policies:

Adur Local Plan (2017):

Policy 15: Quality of the Built Environment and Public Realm Policy 16: A Strategic Approach to the Historic Environment Policy 17: The Historic Environment Policy 31: Biodiversity

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The main issue in the determination of the application is the effect of the proposal upon the character of the Grade I listed building and Conservation Area.

The Church is perhaps slightly unusual in that although its main public viewpoint is from the north, as well as its pedestrian entrances, the entrance to the Church itself and most of its grounds are to the south. This means that the northern side of the Church grounds are somewhat unused compared to the rest of the site and it has been considered that a path linking the two existing paths with an associated wildflower garden will enhance the northern part of the site by bringing a use to the land which at present is just grassed with graves either side (the graves are not affected by the proposal). From the public viewpoint outside of the site, which is also within the Conservation Area, the path will be largely obscured behind the flint wall, particularly as the pavement which partly runs alongside this wall ends about halfway across the site frontage. The major benefit from the proposal will therefore be seen when entering the Church grounds.

The proposal has attracted the support from local residents and is not considered to have any impact upon the setting of the listed building or Conservation Area. The proposal is therefore considered acceptable.

Recommendation

To GRANT planning permission subject to the following conditions:

01 Approved Plans
02 Full Permission
03 The pathway hereby permitted shall be completed in accordance with the Supporting Statement submitted 8 October 2020 unless otherwise agreed in writing with the Local Planning Authority.
Reason: In the interests of visual amenity in accordance with policies 15 and 17 of the Adur Local Plan 2017.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Gary Peck Date: 16 November 2020

Authorised by: Peter Barnett Date: 17 November 2020