Adur District Council

Planning, Regeneration and Wellbeing

South Downs National Park Authority

PLEASE NOTE:
This application lies within the **South Downs National Park**. The application was determined by Adur District Council acting as an agent for the South Downs National Park Authority.

Mr Derek Scoble
Derek Scoble Chartered Architect
11 White Horse Square
Steyning
West Sussex
BN44 3GQ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: ADC/0029/11

Details of Development
RE-SITING AND DETAILED DESIGN OF FARM WORKER'S DWELLINGHOUSE (PREVIOUSLY PERMITTED UNDER ADC/0184/10) WITH ANCILLARY VEHICLE AND IMPLEMENT SHED

Location of Development
ERRINGHAM FARM MILL HILL SHOREHAM-BY-SEA WEST SUSSEX BN43 5FA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 27th January 2011.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

28/04/2011

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. There is considered to be a functional need for an agricultural worker to be located at the site and the proposed dwelling and ancillary buildings will be sited so as to cause least harm to the visual qualities of the South Downs National Park or the amenities of neighbouring properties. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AC1, AC2, AC3, AC7, AH2) and PPS7.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, including any dependents of such a person residing with him or her, or a widow or widower of such a person.

Reason: *The site lies within the Countryside and South Downs National Park where development unrelated to the essential need of agriculture would not normally be permitted and to comply with PPS7 and saved policy AC7 of the Adur District Local Plan.*

03. The access road hereby approved shall not be constructed until details of its proposed level in relation to existing ground levels and proposed surface material have been submitted to and approved in writing by the local planning authority. The road shall thereafter be constructed in accordance with the approved details.

Reason: *In the interests of visual amenity and to protect the landscape character of the National Park having regard to Policy AC2 of the Adur District Local Plan.*

PTO

04. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the buildings.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

05. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to protect the landscape character of the National Park having regard to Policy AC2 of the Adur District Local Plan.*

06. No development shall commence unless and until details of the finished floor level of the dwelling in relation to the existing ground levels, and details of any proposed earthworks including the excavation, levelling or mounding of land either across the site or adjacent to the site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and constructed in accordance with the details approved under this condition.

Reason: *In the interests of visual amenity and to protect the landscape character of the National Park having regard to Policy AC2 of the Adur District Local Plan.*

07. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or any incidental building over 5 cubic metres in volume erected within its curtilage.

Reason: *In the interests of visual amenity and to protect the landscape character of the National Park having regard to Policy AC2 of the Adur District Local Plan.*

PTO

08. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the dwelling shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways

Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan.*

09. Within one month of first occupation of the dwelling hereby approved, both existing mobile homes on the site shall be permanently removed from Erringham Farm.

Reason: *In the interests of visual amenity and to protect the landscape character of the National Park having regard to policy AC2 of the Adur District Local Plan.*

10. 1This permission relates to the following approved plans date stamped received 27 January 2011:

Drawing No. 2007/26B/31 (Proposed Site Plan (but not including the proposed mobile home), proposed vehicle and implement shed elevations and plan, proposed kennels elevations and plan)
Drawing No. 2007/26B/32 (Proposed dwelling elevations, plans and sections)

Reason: *For the avoidance of doubt and in the interests of proper planning.*