Development Management - Delegated Officer Report

Application Number: AWDM/0250/17 Recommendation – Approve

Site: **Dogs Trust Rehoming Centre, Brighton Road, Lancing**

Proposal: **Proposed new dog training barn and extension to existing car park, with earth bunding (revision to previously approved application AWDM/1589/16 including amendments to proposed training barn and provision of a bin store enclosure)**

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in January 2017 for the construction of a Training Barn at the Dogs Trust site plus a new car park on land to the west, outside of the existing site compound (AWDM/1589/16).

This application seeks permission for amendments to that scheme which comprise:

- Removal of stagger to floor plan and elevations of the training barn so that the south west elevation now is now on a continuous line.
- Repositioning of steps to entrance
- Provision of bin store enclosed by 1.8m high close boarded fencing to the west of the proposed barn, measuring 4m by 6.5m

Relevant site history

Various including AWDM/1589/16, as above.

Consultations

West Sussex County Council: The **Highway Officer** has no objections. The revised plans show some layout changes to the Training Barn, inclusion of a bin enclosure and tarmac area adjacent to the Training Barn with two car parking spaces. Car parking arrangements within the new proposed car park area have not altered as per what was previously commented under AWDM/1589/16.

The Local Highway Authority are satisfied that sufficient parking and turning on site is available and do not wish to raise any highways or transport grounds for refusal.

Adur & Worthing Councils: The **Environmental Health** Officer has no objections.

The **Engineer** has no objections.

The **Tree & Landscape** Officer has advised that consider that Sorbus will be suitable trees, however there is no details of the type size, which should be a minimum of 10-12 cm Girth Extra Heavy Standards in 60ltr containers, or equivalent.

Environment Agency: No objections subject to condition that the development is carried out in accordance with the approved FRA and finished floor levels are set no lower than 2.55m AOD.

Advise that, based on the proposed finished floor levels, there would be flood depths of 2.84m at the site in the 1 in 200 year event over the lifetime of the development, should a severe storm scenario/ breach of the flood defences occur.

We therefore recommend that the developer considers whether there is potential for raising the finished floor levels of the unit as close as practical to 5.39mAOD, to reduce the impacts of flooding to people and property in such an event.

However, as the proposals are categorised as 'less vulnerable' in the PPG, do not include sleeping accommodation, and will benefit from the Shoreham Adur Tidal Wall Scheme, we have no objections to the development as proposed.

We strongly recommend that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs.

Lancing Parish Council: No objections to the application subject to the conditions imposed by the Environment Agency and West Sussex County Council Highways being adhered to.

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AC1, AC4
Proposed Submission Adur Local Plan (2016) Policy 13 (Adur's Countryside and Coast), Policy 14 (Local Green Gaps)
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The site lies within the Lancing and Shoreham Strategic Gap/Local Green Gap where development should minimise any impact on the landscape and

prevent the coalescence of settlements. In this case, the proposed training barn will be sited within the existing compound and will not compromise the aims of saved policy AC4. The proposed car park will be located outside of the developed area, within a field to the west. However, no buildings or structures are proposed and the car park will be screened by a bund. It is considered that such development could occur without causing serious harm to the landscape and compromising the aims of the Local Green Gap policy.

Visual amenity

The proposed barn will be sited within the existing Dogs Trust compound and will not be prominent in the landscape. There are trees to the east and south which help to partly screen the building, while it will be screened by existing Dogs Trust buildings to the north and west. The site is some distance from the Brighton Road and, while it will be visible from some locations, it is not considered that it will appear visually intrusive in the landscape given the distance and partial tree screen. The proposed amendment to its design will not increase its prominence. The bin store enclosure will be located within the existing compound and will not be visible from outside of the site.

The proposed car park will be constructed within the field to the west of the main compound, within the Local Green Gap. However, no buildings are proposed and it will be a low level development, screened by a proposed 0.8m high landscaped bund. A 1.2m high mesh fence will be erected around the outside of the bund. While this proposal will introduce development into the open countryside, it is not considered to be unduly intrusive and its visual impact is not considered to be harmful. The proposed bunding will help to mitigate the appearance of the car park and of vehicles parked within it.

It will be over 100m from Brighton Road and will be screened by existing vegetation and ground contours, in addition to the proposed new bund. From the west, it will be over 250m from dwellings in New Salts Farm Road and will be viewed against a backdrop of the existing Dogs Trust buildings and perimeter fence.

The surfacing of the car park is described as being grassgrid blocks with gravel infill. The applicant has confirmed that grass seed will be included in the mix to enable grass to grow through in order to soften the appearance, and this can be required by condition. The bund will be landscaped with a wildflower mix and Rowan trees which is considered to be aceptable.

Residential amenity

The site is relatively distant from residential dwellings and it is not considered that the proposal will cause serious harm to residential amenity.

Flood Risk

The training barn has a raised floor level in order to reduce future risk of it flooding. The Environment Agency has advised that it has no objection on this basis.

The Council's Drainage Engineer has previously stated that the proposed building will minimally increase flood risk elsewhere but has no concerns subject to final drainage details being reserved by condition. The car park is to be of permeable construction.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. External materials as specified
4. Fencing as specified
5. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.
6. The development hereby approved shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

   Finished floor levels are set no lower than 2.55m above Ordnance Datum (AOD).

   The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority
7. The development hereby permitted shall not be commenced until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building 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.
8. Car park to be constructed in accordance with approved details and to include grass seed
9. Bund to be constructed and landscaped in accordance with approved details

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in

favour of sustainable development, as set out within the National Planning Policy Framework.

It is recommended that consideration be given to use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Any works in, under, over or within 5metres of the 'ordinary watercourse' may require ordinary watercourse consent from the Local Authority.

With regard to the approved landscaping scheme, you are advised that the proposed trees to be planted should be a minimum of 10-12 cm girth Extra Heavy Standards in 60ltr containers, or equivalent.

Case Officer: Peter Barnett Date: 29 March 2017

Authorised by: Gary Peck Date: 30 March 2017