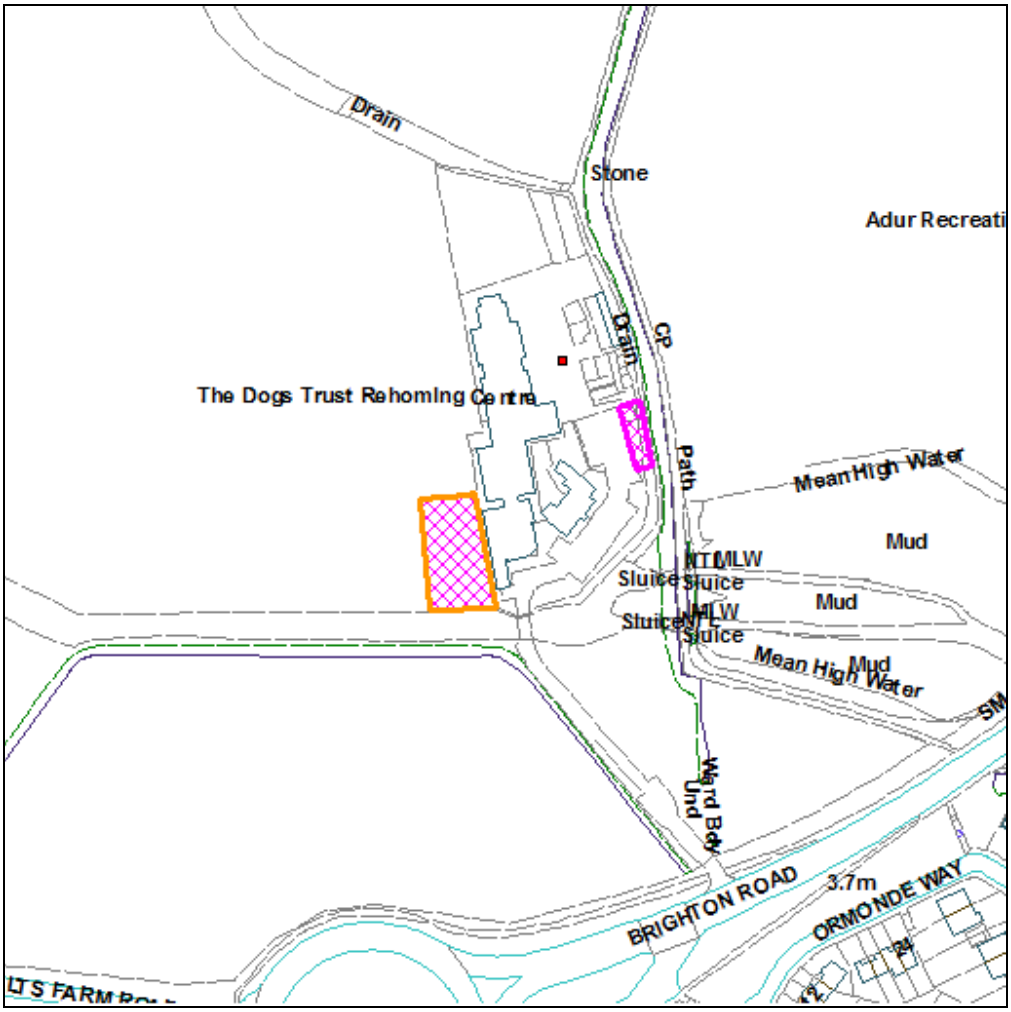
Application Number: AWDM/1589/16 **Recommendation – APPROVE**

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

Proposal: **Proposed new dog training barn and extension to existing car park, with earth bunding**

Applicant: Mr Paul Wass (Dogs Trust Ltd) Ward: Widewater
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application is seeking to construct a Training Barn at the Dogs Trust site and to construct a new car park on land to the west, outside of the existing site compound.

The proposed training barn is to be constructed on a strip of land currently used for staff parking on the east side of the site. It will measure 25m long, 7m wide at its northern end and 5m wide at its southern end. It will have a pitched roof 6.5m high with a lower 5.5m high roof at its southern end. It will be finished in timber weather boarding and brickwork and will have a grey single ply membrane roof.

The barn will be used as a training facility to provide dog owners with knowledge of canine behaviour and to help owners build a positive relationship with their dog. It will also be used as a venue for fund raising events such as a Christmas Fair and for summer school education.

The loss of the car park is proposed to be offset by the construction of a new, larger car park on land to the west. 21 parking spaces are proposed, accessed via an existing gated entrance to the field. The field is currently used for dog exercising and to prevent dogs getting in to the car park a 1.2m high welded mesh fence is proposed around the edge of the car park. A 0.8m high planted bund is also proposed around the car park. The car park is to be surfaced in resin bound gravel.

The application has been called in for determination at Committee by a ward member.

Relevant Planning History

ADC/0330/08 - Change of use of agricultural land for use as walking/exercise field for dogs in connection with adjacent Dogs Trust Rehoming Centre

ADC/0368/09 - Training and behavioural building with exercise runs (on north-east part of site)

ADC/0101/10 - 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 1.2m high timber post and rail fence)

AWDM/0588/15 - Creation of all-weather playground for dogs within existing secure grass exercise area plus new perimeter fencing

Consultations

West Sussex County Council: The **Highway** Officer has no objection. Comments that, from an inspection of the plans the new building will be located on an existing gravel parking area. However, inclusion of a new car parking area will ensure that an additional 10 car parking spaces will be provided on site with the Application Form stating a total

of 44 car parking spaces on site. The car parking bays are of sufficient dimensions (2.4m by 4.8m) and a clear 6m area rear of the spaces will enable cars to turn on site. The internal access road leading to the car park is sufficient in width for two cars to pass one another in opposing directions.

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 and Worthing Councils: The **Engineer** has no objection subject to a condition requiring the submission of details of drainage, car park and bund construction Comments that the site lies in Flood Zone 3a and is unaffected by surface water flooding. There is an historical record of nearby flooding in 1960, which may have been caused by blocked / restricted outfall culverts, in which case this problem has since been resolved by changes to the outlet structure.

The proposed barn will occupy an area mostly comprising of gravel parking, which is relatively free draining. Therefore, to mimic this, roof runoff should either be discharged to soakaways, or allowed to run across the ground to either percolate into the ground or to run over the surface and enter the ditch beyond as a natural over ground flow. The design calls for shallow soakaways but no on-site percolation tests have been undertaken, so the effectiveness of the proposal is unproven.

The area proposed for the carpark is currently green field, and therefore drains via infiltration, the proposals call for resin bonded permeable paving, but no constructional details of this are provided.

Except as a means of disposal of arisings from the carpark construction he also sees no need for the bund, however, aesthetically it is a nice touch especially with the proposed planting.

The building will increase flood risk elsewhere within the flood zone, albeit minimally, the building is not habitable and would not be occupied during hours of darkness. The entire current site is at risk of flooding, but with prior warning, staff and animals can be evacuated safely.

The **Tree and Landscape** Officer has no concerns

The **Planning Policy** Officer has no objection. In principle, it is considered that providing car parking in the Gap is acceptable in this instance. However, it should be kept to a minimum in size and only provide enough spaces to serve the development. Surfacing and landscaping should be given careful consideration and there should be no floodlighting. It should be made clear that no structures should be erected on the car park.

Environment Agency: No objection subject to condition requiring development to be carried out in accordance with submitted FRA.

They note that within the submitted FRA, in considering appropriate flood protection for the proposal, finished floor levels have been based on the present standard of defences, understood to be 1 in 20 year. The design flood level should rather be the 1 in 200 year, including an allowance for climate change, flood level.

However, on the basis that the proposal falls under the category of 'less vulnerable' as identified within the NPPF, that the building will not be used at night, and that the area will in the future benefit from the Shoreham Adur Tidal Improvement scheme they have no objections to the development subject to the above condition.

Lancing Parish Council: Comments awaited.

Representations

None received

Relevant Planning Policies and Guidance

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)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

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 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 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 was originally to have been finished in resin bound gravel which would have given a hardsurface appearance rather than a more natural appearance such as ‘grasscrete’ where grass is able to grow through a cellular system. It is considered that grasscrete or similar would be a more appropriate finish in this location and the applicants have submitted an amended plan to show this.

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 design of the training barn has been amended since the application was submitted to raise the floor level by 0.6m in order to reduce future risk of it flooding. The Environment Agency has no objection on this basis.

The Council’s Drainage Engineer states that the proposed building will minimally increase flood risk elsewhere but has no concerns subject to final drainage details and car park construction details being reserved by condition. It is noted that 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
4. Details of fencing to be approved
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. No development shall commence until details of the proposed method of foul and surface water drainage have been submitted and approved.
8. No development shall commence until details of the proposed method of construction of the car park have been submitted and approved.
9. No development shall commence until details of the proposed method of construction of the bund have been submitted and approved. The bund shall be landscaped in accordance with details to be agreed.

9th January 2017