Planning Committee 6th February 2012 - Update

AWDM/1089/11 – The Barn Camping and Caravanning Site

As stated in the report, taking account of the general desire to encourage tourism and recreation, it is considered that, in principle, a washroom facility with showers and WCs on this site is warranted and would amount to a compelling circumstance.
Refusal was recommended not on the principle but because it was considered that there was insufficient justification for a building as large as the one proposed, 16m long and 7m wide.
The report stated that the applicant's agent was considering whether to amend the application and was looking at whether a building half the size of the current proposal would be feasible in terms of the applicant's desire to provide toilet, shower and washing facilities to campers and caravanners using the site.

Since the report was written, the applicant's architect has submitted an amended plan reducing the building to 58% of the size originally proposed. This proposes a fairly minimal 2 WCs and 2 showers each for the Ladies and Gents sections and to reduce it further would mean losing the external washing-up sinks for which there is also a need. The applicant has agreed to a condition that it be removed if the associated use of the land ceases. The Parish Council have withdrawn their objection on this basis and the objector has stated his objections are reduced with the reduction in size. The Tourism Officer supports the proposal in principle.

It is considered that the amended proposal reduces the size to an extent which minimises any harm to the landscape and consequently the application, as amended, is now recommended for **APPROVAL** as follows:-

Reason:

> The site lies outside the built-up area boundary and in a 'strategic gap' of countryside as defined in the Adur District Local Plan but the proposal does not conflict with the relevant policies of the Adur District Local Plan (AG1, AC1, AC4 and AR8) in that it involves the erection of a building associated with a form of quiet informal recreation for which there is considered to be a compelling need and which, as amended, is designed and sited to cause minimum harm to the landscape of the 'strategic gap' and least conflict with the objectives of preserving the open character of the landscape and preventing the actual or perceived coalescence of settlements.

Subject to conditions:

1. C1Ci (standard time limit)
2. Prior to commencement of its use, the walls of the building shall be clad in timber weatherboarding stained dark brown and the roof covered in dark grey slates.
3. If and when the adjoining land ceases to be used as a camping and caravanning site by exempted organisations, within a period of 3 months from the date of such cessation, the building hereby permitted shall be removed in its entirety.
4. C1E (Development to be carried out in accordance with the amended plan 307 01A received on 30 January 2012)
5. C16Aii (Use limited to purpose applied for) (amended)