Expiry Date - 29/10/2010

# Development Control – Delegated Officer Report

**Application Number: ADC/0308/10** **Recommendation – Permit Application**

**Site:** **Dovecote Cottage Upper Brighton Road Sompting Worthing**

**Proposal:** **Timber building required in connection with keeping sheep on the land (adjacent to south boundary of field)**

## The Application

The application relates to a paddock to the east of converted farm buildings at Dovecote Cottage. Permission was granted in 2006 for the relocation of an unauthorised timber agricultural building (12m wide and 3.5m deep) from the centre of the paddock to a new position adjacent to the southern boundary of the paddock (with the open side facing north) (ADC/0114/06). The building has been dismantled in preparation for the relocation but was not re-erected in the approved position. Permission has now lapsed and a fresh consent is now sought. The site lies within the Sompting Conservation Area.

The application is supported by a Design and Access Statement which states that the building is required in connection with the keeping of sheep on the land. It will be used for the storage of tools and equipment. At the time of the officer's site visit there were no sheep present on the land, only three donkeys. The applicant was therefore asked to provide clarification of the need for the building. They stated that the reason why there were 3 donkeys in the paddock was to allow them to acclimatise to new surroundings without the distraction of other animals. This has been achieved successfully and more sheep will be introduced over a period of time on a gradual basis. The applicant has approximately 40 sheep in rented fields close by (Upper Maudlyn Farm, north of the A27) but not adjacent to the paddock. The number of sheep in the paddock will be increased to the full complement once the timber agricultural building is in place, to allow treatments such as worming, foot trimming, shearing etc. to be carried out on the sheep, and storage for the necessary equipment. The number of the sheep in the paddock will vary over time due to the need for segregation, to allow treatments to be carried out, shearing and lambing. Once lambing season starts the building will be needed to house the lambing ewe stock. They have stated that it is very difficult to carry out these tasks on a full flock without the timber building. At the present time many of the above treatments are carried out in temporary accommodation not particularly suited to the purpose.

## Consultations and Representations

**Consultations/Comments**

**Environment Agency** – No comment

**ADCAG** – Approve subject to imposition of same conditions as previously imposed

**Third Parties**

No representations received

## Relevant Planning Policies and Guidance

Adur District Local Plan (1996): AC1, AC4, AC6, AB4
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS5 'Planning for the Historic Environment' (DCLG 2010)

## Planning Assessment

**Policies**

The site lies within the Strategic Gap between Lancing/Sompting and Worthing where development should not be permitted which would undermine its fundamental purpose and integrity.

Policy AC4 of the Local Plan states that development within strategic gaps will only be permitted in compelling circumstances such as in relation to the essential needs of agriculture. Where circumstances are regarded to be compelling, planning permission will be subject to control over siting and design (amongst other things) so as to minimise any impact on the landscape.

Policy AC6 states that where development which serves the essential needs of agriculture is proposed, its siting, design and external appearance should be compatible with the landscape setting.

Policy AB4 of the Local Plan states new developments within Conservation Areas will be required to be of a high standard of design and construction materials to preserve or enhance the character and appearance of the particular Conservation Area.

**Agricultural Need**

At the time of the officer's site visit there were no sheep on the paddock. However, the applicant's agent has explained the situation in a supplementary email, which is reported above. The sheep generally appear to graze

elsewhere but are brought to the site when the need arises, such as for lambing, shearing and treatment.

In considering earlier applications for the building (S/82/04 & S/35/05) it was accepted, on the basis of the agricultural statements submitted in support of the applications, that the keeping of sheep, albeit 'hobby' farming, is an appropriate use within the strategic gap and that some form of building is essential to the requirements of keeping sheep. The Inspector, in dismissing an appeal for the retention of the building in the centre of the paddock, concurred with this view (S/35/05). He accepted that a building may be justified in order to provide for the proper care of the land and stock.

It is considered that, in light of the additional evidence and justification submitted, there is a genuine agricultural need for the building.

**Visual Amenity and Impact on Character and Appearance of Conservation Area**

The building is to be timber clad with corrugated roofing sheets on a shallow pitched roof, 2.7m high. It has a double opening on the north side. The position of the building in the south west corner of the paddock, close to the converted buildings, is acceptable and is as was previously approved. It is set back from the road and will not cause harm to the Conservation Area or undermine the Strategic Gap.

**Residential amenity**

The proposed position for the building is in the south-west corner of the paddock adjacent to the southern boundary, with the open side facing north. The residents of Westout Cottages opposite, on the north side of Upper Brighton Road are located in excess of 40m from the site and it is considered that any light or activity associated with the agricultural use of the building would not cause any substantial nuisance or loss of amenity for nearby residents.

**Recommendation**

APPROVE for reason that :-

The agricultural building is required in connection with the keeping of sheep on the land and it is considered the siting of the building as shown on the submitted plan would not detract from the open character of the surrounding 'strategic gap' of countryside separating Lancing/Sompting and Worthing, nor would it detract from the character or appearance of the Conservation Area. It is considered that the building will not cause detriment to the amenities of nearby residential properties. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AC1, AC4, AC6, AB4)

Subject to:

Expiry Date - 29/10/2010

1. C1Ci
2. The open-sided building hereby permitted shall only be used for agricultural purposes associated with shepherding a flock of sheep including the storage of tools and equipment required in connection with the keeping of sheep and for no other purpose.
   Reason: *In the interests of amenity and to comply with policy AC4 of the Adur District Local Plan*
3. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.
   Reason: *To prevent the increased risk of flooding, to prevent pollution of Controlled Waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with PPS25*
4. All areas where agricultural waste and equipment is stored, handled or transferred shall be underlain by impervious material with dedicated drainage to foul sewer or sealed tank.
   Reason: *To prevent the pollution of Controlled Waters and to comply with PPS25*
5. This permission relates to the following approved plans date stamped received 3 September 2010:
   1:2500 Scale OS Sitemap, 1:500 Scale Block Plan, Proposed Elevations and Floor Layout
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 27 October 2010