EXPIRES . 28/04

Development Control – Delegated Officer Report

Application Number: ADC/0063/10 Recommendation - Permit

Site: **Applesham Farm, Coombes Road, Coombes BN15 0RP**

Proposal: **Demolition of existing farm workshop and replacement with larger building for same purpose.**

The Application

The application relates to farm made up of 349 hectares of mixed arable (200ha) with limousine single suckler herd (75 cows plus progeny) and a flock of sheep (350 ewes plus progeny), located directly 0.5km to the north of Lancing College, and 0.7km to the west of the River Adur, within the newly confirmed South Downs National Park.

Permission is sought for the demolition of an existing farm workshop and the erection of a replacement larger workshop building. The proposed building would be 13.5m in width (east to west), by 15.2m in depth (north to south), a floor area of 206 sqm. The building would have a ridged roof design with front and rear gables which would be 5.8m in height with an eaves of 4.3m with a 12.5 degree shallow roof of corrugated fibre cement in anthracite grey colour. The walls are proposed to be profiled metal cladding in juniper green colour.

The existing building sits amongst a cluster of two other larger workshop / storage buildings which are much larger in scale. One directly to the north being 710sqm and one directly to the east being 315sqm. All three of the existing buildings are of similar appearance, with corrugated fibre cement roofs and walls, steel frame with 1.5m high brick plinths and infill panels in places. The three buildings sit to the NW of the main farm complex which includes three Grade II listed buildings of flint and slate construction (a barn, a former stable building, and the main farmhouse building); and a number of similar cement fibre large storage buildings, barns and workshops. The existing building is in a very poor state of repair, with large parts of the roof missing and damaged.

The existing building is described in the design and access statement as being an unattractive farm workshop which has suffered storm damage, and damage from recent snow, which is not suitable for modern farm machinery. The farm building proposed is within 3km of Shoreham airfield, and would otherwise not require planning permission only an agricultural notification.

Consultations and Representations

South Downs Joint Committee: No objection to the principle of the replacement of the existing building with the proposed larger one, and they do

not consider that it would have a significantly greater impact. They would prefer the external materials to be subject to a condition and suggest olive green or van dyke brown cladding rather than juniper green.

Lancing Parish Council: No objections.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): CC6, C2, C3.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AC2, AC3
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)

Planning Assessment

Policies

The South Downs National Park Authority will take on its statutory powers in 2011, where particular relevant parts of the AONB will be revoked and come under that jurisdiction. Until that time Regional advice on such areas is covered by Policy C3 of the South East Plan which states that high priority will be given to the conservation and enhancement of natural beauty in AONB's, and that planning decisions should have regard for their setting, where the emphasis should be on small-scale proposals that are sustainably located and designed.

With regards to the location of the site Local Plan policies AG1 and AC2 are relevant where they cover development within the Sussex Downs. They state that only in compelling circumstances will development be permitted, and that any development which would be harmful to the visual quality and distinctive characteristics of the area will not be permitted. Policy AB11 states that new development that would adversely affect the setting of a Listed Building will not be permitted.

The Government's objectives for sustainable development within rural areas are set out within Planning Policy Statement 7. The emphasis of this guidance is to raise the quality of life and the environment in rural areas through the promotion of, amongst other things: thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and neighbourhoods; good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and continued protection of the open countryside for the benefit of all, with the highest level of protection for the most valued landscapes and environmental resources. With regards to designated areas such as National Parks the

conservation of the natural beauty of the landscape and countryside should be given great weight in development control decisions.

Affect on the rural character of the AONB and National Park
Despite the proposed building representing a 100% increase in floor area the resultant workshop would still be one of the smallest within the farm, and given that there would be no increase in the visible east to west width the impact on the protected landscape would be limited. The new workshop would house the modern-day harvesting vehicles used to maintain the rotated crops of grass, wheat and barley, and it is considered that the circumstances for the proposed new workshop are therefore compelling.

The change in the orientation of the building would allow for an increased door height in the northern elevation, to allow the large machinery into the building. Consequently this would mean that the larger gable end of the building would be exposed to long distance views from the south. Although the metal cladding would be more obvious than if the roof ridge ran east to west, or if the building was clad in the cement fibre as is the case with the existing workshop, the orientation would appear similar to the adjacent building to the east which also has a south facing gable. Therefore, on balance, it is considered that the metal clad building would not detract particularly from the appearance of the National Park given the context of the working farm within which it is sited.

The closest of the three listed buildings is located some 80m to the SE of the location of the proposed building, on ground that is significantly lower, within the main historic core of the farm. It fronts onto a courtyard to the east where the former stables and farmhouse are also located. Currently it is flanked by modern farm buildings to the north and south, such as those adjacent to where the proposals will be sited. It is not considered that the proposed workshop would have an adverse effect on the setting of any of the listed buildings due to its siting, design or use of materials.

In response to concerns raised by Officers and received from The South Downs Joint Committee, a set of samples have been provided to the Council and it is considered that the lighter olive green coloured cladding would be more sympathetic to the existing buildings on site and to the adjacent copse of trees, and that the anthracite roofing would match those of the existing surrounding buildings.

Recommendation

APPROVE for reason that :-

The proposed development would not cause harm to the setting of the nearby listed buildings and can take place without affecting the landscape of the South Downs National Park, it does not therefore conflict with the policies of the Adur District Local Plan (AG1, AC2) or the South East Plan (CC6, C3)

1. C1Ci
2. Notwithstanding the details on the approved plans, the building hereby permitted shall be clad in box profile steel (colour olive green 12-B-27), and have a roof clad in corrugated cement fibre (colour anthracite), as per the samples submitted 07.04.10, unless otherwise approved in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy AC2 of the Adur District Local Plan.*
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 location plan No.1; 1:500 Block Plan No.2; and RJ10-0167 / GP-01 date stamped received 03 March 2010.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer: [redacted]
Date: 15/4/10 [redacted] 16/4