expires 6/5

Development Control – Delegated Officer Report

Application Number: ADC/0073/10 **Recommendation – Permit Application**

Site: **Church Farm Coombes Road Coombes West Sussex**

Proposal: **Demolition of existing general purpose agricultural building and replacement with larger building for same purpose**

The Application

Church Farm lies on the west side of Coombes Road at the foot of the South Downs, within the new National Park. There is currently a group of farm buildings to the north and west of several cottages and this application seeks permission to replace the easternmost building with a modern agricultural building.

The existing building is in poor condition, consisting of a metal frame with open sides and a green corrugated metal roof, measuring approximately 23m long and 12m wide. The proposed new building will measure 27m long and 22m wide with a pitched roof 7.3m high to the ridge. It will be constructed of concrete panels with timber boarding and a grey fibre cement roof and will be used for general agricultural purposes.

Consultations and Representations

Consultations/Comments

Adur District Council – The Environmental Health Officer has no objection

South Downs Joint Committee – No objection

Lancing Parish Council – No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AC1, AC2, AC3, AC6

PPS7 'Sustainable Development in Rural Areas' (ODPM 2004)

Planning Assessment

Policy

Agricultural development is considered to be acceptable in the countryside and national and local policies support such development provided it is essential to the agricultural needs of a particular holding. In the National Park, the visual quality and distinctive characteristics of the area must be protected from harmful development. Any new development should therefore minimise visual intrusion and be compatible with its landscape setting (policies AC2, AC3 and AC6).

Visual amenity and impact on National Park

The proposed building will be in the same position as the building it is to replace, albeit slightly larger. It is at the easternmost end of the existing group of buildings and will be visible from Coombes Road. However, it will be approximately 80m from the road and will be seen against a backdrop of other similar sized buildings. Its position within a natural bowl at the foot of the Downs with the rising South Downs behind also helps to reduce its wider impact. Consequently, it is not considered that a general purpose agricultural building of this nature on an established farm is going to result in an adverse visual impact or compromise the aims and objectives of the National Park.

Residential amenity

The building will be behind several cottages which are all within the farm's ownership. As the building is a replacement it is not considered that there will any adverse impact on residential amenity.

Recommendation

APPROVE for the reason:

1PPi (amended) The proposed building would not detract from the visual quality of the National Park and can take place..... (AC1, AC2, AC3, AC6)

Subject to:

1. C1Ci

Case Officer. [redacted] Date. 20/4/10