

AL/3/09/

**PLANNING APPLICATION REPORT****REF NO:** AL/3/09/**LOCATION:** Lidsey Caravan Site  
Lidsey Road  
Bognor Regis**PROPOSAL:** Demolition of existing maintenance buildings and erection of new caravan park maintenance building.  
(Resubmission following AL/44/08)**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | Demolition of dilapidated Nissen hut and replacement with a corrugated metal wall and roof 19m x 6m for use as a maintenance building.                                                                                                                                                                                               |
| SITE AREA                   | 7 hectares                                                                                                                                                                                                                                                                                                                           |
| RESIDENTIAL DEVELOPMENT DEN | 0.14 dwellings per hectare                                                                                                                                                                                                                                                                                                           |
| TOPOGRAPHY                  | Predominantly flat. The site is up on higher land than the road.                                                                                                                                                                                                                                                                     |
| TREES                       | None of any significance affected by the proposed development.                                                                                                                                                                                                                                                                       |
| BOUNDARY TREATMENT          | Mound to rear of toilet block and hedging to screen residential converted barn behind the site.                                                                                                                                                                                                                                      |
| SITE CHARACTERISTICS        | The maintenance building is an old Nissen hut which is dilapidated. Adjacent to the Club House which is single storey, glazed with a canopy. At the entrance of the site is a brick toilet block with corrugated roof. Adjacent to this and the Club House is a mobile home with garage and fenced off (this is the warden's house). |
| CHARACTER OF LOCALITY       | Rural location. Converted barns to the front of the site. The site is a caravan site.                                                                                                                                                                                                                                                |

**RELEVANT SITE HISTORY**

|           |                                                                                                                                                                           |                                                                        |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| AL/60/00/ | Change of use of land as extension to existing caravan park to provide 100 static holiday caravan pitches (Departure from Development Plan and Dual Parish with BE/73/00) | Refused<br>05-12-2000<br><b>Appeal: Dismissed</b><br><b>03 08 2001</b> |
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|           |                                                                                                                                                                                   |                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| AL/63/02/ | Change of use of land as extension to existing caravan park to provide 100 static holiday caravan pitches.<br>(Dual Parish with BE/52/02)<br>DEPARTURE FROM THE DEVELOPMENT PLAN  | Refused<br>22-11-2002 |
| AL/44/08/ | Demolition of existing maintenance buildings, cessation of use of civil engineering contractors yard, new caravan park maintenance building & wardens office/living accommodation | Refused<br>15-07-2008 |

**REPRESENTATIONS****Representations received:**

Aldingbourne Parish Council

None

**Comments on Representations received:**

None

**CONSULTATIONS**

WSCC Local Development Divis.

Environment Agency

Environmental Health

Engineers (structural)

**Consultations responses received:**

DISTRICT ENGINEERS

No objection to the Structural Engineers report

**ENVIRONMENT AGENCY**

The Flood Risk Assessment states that the risk of flooding associated with the development can be adequately managed. Therefore no objection.

**COUNTY HIGHWAYS**

No objection. The proposal to cease the civil engineering use would result in a less intensive use of the access. The maintenance building and warden's accommodation would generate little if any additional traffic.

**DISTRICT ENVIRONMENTALL HEALTH**

Lidsey Caravan Park is a holiday park which has been operating for many years. A site of this kind requires year round management even during the closed season to oversee and safeguard the site. The proposal replaces an obsolete building. No objection, it will be a positive enhancement.

**Comments on Consultation responses:**

Comments noted

**POLICY CONTEXT**

Designation applicable to site:

Outside the Built Up Area Boundary

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Class A Road

## DEVELOPMENT PLAN POLICIES

|                             |                       |                                                  |
|-----------------------------|-----------------------|--------------------------------------------------|
| West Sussex Structure Plan: | <a href="#">LOC2</a>  | The Countryside                                  |
|                             | <a href="#">CH1</a>   | Character                                        |
|                             | <a href="#">DEV1</a>  | High Quality Development                         |
|                             | <a href="#">DEV5</a>  | Parking Provision                                |
|                             | <a href="#">NE8</a>   | Rural Needs                                      |
|                             | <a href="#">NE12</a>  | Leisure, cultural and tourism facilities         |
|                             | <a href="#">ERA4</a>  | Flooding and coastal defence                     |
| Arun District Local Plan:   | <a href="#">GEN3</a>  | Protection of the Countryside                    |
|                             | <a href="#">GEN7</a>  | The Form of New Development                      |
|                             | <a href="#">GEN11</a> | Inland Flooding                                  |
|                             | <a href="#">GEN12</a> | Parking in New Development                       |
|                             | <a href="#">DEV35</a> | Tourism Development Requiring a Coastal Location |

## PLANNING POLICY GUIDANCE

|            |                                         |
|------------|-----------------------------------------|
| PPS1       | Delivering Sustainable Development      |
| PPS3       | Housing                                 |
| PPS7       | Sustainable development in rural areas  |
| PPG21(OLD) | Good Planning Practice Guide on Tourism |

## POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

## DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it the existing maintenance building is in a poor state and the proposed replacement building is considered satisfactory and it would have no materially adverse effect on the visual amenities of the countryside or the residential amenities of the adjoining properties.

## OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

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**CONCLUSIONS****PRINCIPLE**

The proposal is for demolition of a dilapidated Nissen Hut and replacing it with a corrugated metal maintenance building 19m x 6m which is in accordance with policy as it will tidy up the site and provide a building up to today's standard and the existing building is not capable of conversion. Therefore the only practical solution is a replacement building. The application for a new dwelling for a site manager has been deleted and from the application and the proposal is therefore no longer in conflict with countryside policies.

**VISUAL AMENITY**

The removal of the dilapidated Nissen Hut would be a visual enhancement. The proposed replacement building would be considered satisfactory as the metal building is a typical vernacular agricultural style building.

**OTHER CONSIDERATIONS**

With regard to the demolition and rebuilding of the existing maintenance building, a structural survey has been submitted and agreed by the Council's Structural Engineers as being sub standard and therefore requires replacement.

**CONCLUSION**

A previous application was refused (AL/44/08) on the grounds that insufficient justification was submitted for a new dwelling in the countryside and as no Flood Risk Assessment (FRA) had been submitted. This application has submitted an FRA which has been considered satisfactory by the Environment Agency. The maintenance building is considered to comply with policy in that the proposed building is satisfactory as a replacement for the existing building. Therefore it is recommended that the application is approved subject to the following conditions.

**RECOMMENDATION****APPROVE CONDITIONALLY**

- 1      The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2      No development shall be carried out until all buildings and structures existing on the application site at the date of this permission have been demolished, the debris removed from the site and the site cleared.  
  
Reason: In the interests of the amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- 3      This permission relates to the plans as submitted and amended by letter of 25th February 2009 deleting the wardens dwelling from the proposals.

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Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

- 4 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roof of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 5 The maintenance building hereby permitted shall not be utilised to provide overnight accommodation.

Reason: To protect the countryside from unwelcome development in accordance with policy GEN3 of the Arun District Local Plan and the West Sussex Structutr Plan.

- 6 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

#### SUMMARY

This planning permission is granted because it complies with the policies listed below in that (the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character )and there are no material considerations to indicate otherwise.

#### RELEVANT POLICIES

STRUCTURE PLAN: DEV1, LOC2, CH1

LOCAL PLAN: GEN3, GEN7,

NATIONAL POLICIES: PPS1, PPS7, Good Practice Guide on Planning for Tourism

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.