

Recommendation Report for Planning Permission

REF NO: A/37/22/PL

LOCATION: Manor Barn
Ecclesden Lane
Angmering

PROPOSAL: Redevelopment of redundant agricultural outbuildings to form 2 No. holiday lets.
This is a dual application with the South Down National Park.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application proposes the redevelopment of redundant agricultural outbuildings to form 2 No. holiday lets. This application relates to the access element only as its the only part of the site that is located within the control of the Council. The remainder of the proposal is located within the South Down National Park and an application for them to determine under ref SDNP/22/00885/FUL.
SITE AREA	0.33 hectares
RESIDENTIAL DEVELOPMENT DENSITY	8.6 dwellings per hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	The front boundary is kept by a post and rail fence and evergreen hedging with large iron gates. The rear boundaries are a mix of 1.5 - 2.0m high flint and brick walling, hedging and post and rail fencing.
SITE CHARACTERISTICS	The property is a single storey detached converted barn with flint and brick elevations, pitched slate roof and in addition the property has an attached garage, pigeon cote and open porch to front
CHARACTER OF LOCALITY	The site is situated within a rural location within a small group of dwellings, accessed via a narrow no through lane. Manor Farm House is situated to the south west.

RELEVANT SITE HISTORY

A/55/99/	Outline application for block of stables.	ApproveConditionally 01-10-99
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Relevant planning history is noted.

REPRESENTATIONS

Angmering Parish Council

No response.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

South Downs National Park Authority

South Downs National Park Authority commented that no objection is raised to the proposed scheme in terms of the access to the site.

County Highways

LHA commented that they do not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

WSCC FRS (Water and Access) commented that the nearest fire hydrant to the intended office is 235 metres away, 60 metres further than the 175 metres distance required for a domestic premises. If an alternative supply of water for firefighting is to be considered it will need to conform with the details identified in Approved Document - B (AD-B) Volume 1 2019 edition: B5 section 14.

COMMENTS ON CONSULTATION RESPONSES:

Comments are noted. Any conditions/informatives recommended that affect the interior of the site (within the control of the SDNP) are not applicable to this application

POLICY CONTEXT

Designations applicable to site:

Outside the Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

TSP1	T SP1 Transport and Development
CSP1	C SP1 Countryside

SUPPLEMENTARY POLICY GUIDANCE:

SPD11	Arun Parking Standards 2020
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan and Made Neighbourhood Development Plans. The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Angmering Neighbourhood Plan policy TM1 applies in this case.

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 complies with relevant Development Plan policies in that it would not have materially adverse effect on the operation of the highway.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan other than those discussed in the Conclusions section below.

CONCLUSIONS

PRINCIPLE:

The application seeks permission for redevelopment of redundant agricultural outbuildings to form 2 No. holiday lets. The key policies are TSP1 and CSP1 of the Arun Local Plan and TM1 of Angmering Neighbourhood Plan. This application is assessed based on the aspect within Arun District Council's jurisdiction which is access only.

Policy T SP1 of the Arun Local Plan requires that development provides safe access onto the highway network.

Policy C SP1 of the Arun Local Plan states that "Outside the Built-Up Area Boundaries (as identified on the Policies Maps) land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

f. in accordance with other policies in the Plan which refer to a specific use or type of development.

In this case policy T SP1 of the ALP applies and is found to be complied with.

Policy TM1 of the Angmering Neighbourhood Plan states that "proposals for new development shall demonstrate that adequate and satisfactory provision has been made to mitigate the impact of the traffic generated both during development and on completion.

ACCESS, TRAFFIC ROAD SAFETY & PARKING:

Policy T SP1 of the Arun Local Plan seeks to ensure development provides safe access on to the

highway network and create safe and secure layouts for traffic, cyclists and pedestrians.

Similarly Policy TM1 of the Angmering Neighbourhood Plan states that "proposals for new development shall demonstrate that adequate and satisfactory provision has been made to mitigate the impact of the traffic generated both during development and on completion."

The applicant proposes to utilise the existing vehicular access on the privately maintained access road. No alterations are proposed to the existing access. According to County Highways and local mapping evidence, there are no apparent visibility issues with the existing point of access on to the maintained highway at Ecclesden Lane. It is not anticipated that the proposed development would give rise to a material intensification of movements to or from the site and therefore highway safety will not be worsened.

Vehicles can utilise the private access road to turn and exit on to the maintained highway in a forward gear which will safeguard current highway safety..

The Council agrees with County Highways assessment that this proposal would not have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

SUMMARY:

For the reasons above the proposal complies with applicable development policy and is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

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 The development hereby approved shall be carried out in accordance with the following approved plans A 05.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.