

BN/10/07/**PLANNING APPLICATION REPORT****REF NO:** BN/10/07/**LOCATION:** Barnham Windmill &
Barnham Windmill House
Yapton Road Barnham**PROPOSAL:** Conversion of Mill to form four separate dwellings, together with revised entrance layout, garaging, associated parking and garage for existing dwelling on site (Re-submission following planning application BN/43/06/).**SITE AND SURROUNDINGS****RELEVANT SITE HISTORY****REPRESENTATIONS****Representations received:****Comments on Representations received:****CONSULTATIONS**

Head of Highways and Transport

Consultations responses received:**Comments on Consultation responses:****DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan:

Arun District Local Plan:

PLANNING POLICY GUIDANCE**RECOMMENDATION****APPROVE CONDITIONALLY SUBJECT TO A SECTION 106 AGREEMENT**

- 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 unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external alterations, including dormers, rooflights, and the rebuilt facades and roof of the cottage, indicated as unit 4, garages and hardsurfacing have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the the Listed Building/ by endeavouring to achieve a

BN/10/07/

building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 The roof area of the unit 2 hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings above groundfloor (other than those shown on the plans hereby approved) shall be formed in the east elevation of the Windmill and exhibition/meeting room of the former tearoom without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

- 5 No development shall take place unless and until details of the construction/operation mechanism and materials of all new joinery have been submitted to and approved by the Local Planning Authority and the new joinery shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy DEV10 of the Arun District Local Plan.

- 6 No development shall commence on site until the access has been constructed in accordance with plans to be submitted to and approved by the Local Planning Authority. The access to the proposed units at Barnham Windmill shall not exceed 4.1 m in width and shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

(1) 2 metres by 2.4 metres on each side of the proposed access to Barnham Windmill based on the existing highway boundary, together with sight lines defined by:-

(2)(a) a line 2.4 metres long measured along the centre line of proposed access from the line of the nearer edge of the carriageway of B2233.

(b) lines 51 metres to the east and 70 metres to the west along the nearer edge of the carriageway of B2233.

(c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay lines have been provided and thereafter the said sight lines and splay areas shall

BN/10/07/

be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 7 The development shall not be occupied until the proposed footway running across the frontage of the house and access works to Mill House have been completed in accordance with details to be approved in writing by the local planning authority.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 8 The development hereby permitted shall not be brought into use until the approved access with visibility splays as indicated in condition 6 has been completed.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 9 With the exception of work in connection with the construction of the access road to serve the proposed development no work shall be undertaken on the site until the said access roads has been constructed in accordance with the approved to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 10 Building work shall not commence until details of the space to be laid out for stationing vehicles clear of the public carriageway have been approved by the Local Planning Authority and the building shall not be occupied until such space has been surfaced, drained and completed. The space so approved shall not thereafter be used other than for parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 11 The use hereby permitted shall not be carried until space has been laid out within the site in accordance with details approved by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 13 Prior to works commencing, plans shall be submitted to and agreed by the local Planning authority to show areas clear of the highway for the storage of plant, materials and contractors vehicles used in constructing the development.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 14 The buildings shall not be occupied until the parking spaces/turning facilities/and

BN/10/07/

garages/shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning/and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 15 The approved rooflights shall be constructed with a single vertical dividing bar and the exposed outer parts shall be constructed to be flush or below the level of the roof.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building/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.

- 16 This permission relates to the plans as submitted and amended by substitute detail plans, drawing number 052/P/081/23 RevA1 titled Existing Entrances and Sight Lines received 23rd July 2007, drawing number 052/P/08/22 RevD1 titled Proposed New Entrances and Sight Lines received 9th July 2008, drawing number 052/P/081/11 rev F1 titled Location plan and Site Plan, Car Parking Spaces and Surface Treatments received 23rd July 2007, drawing number 052/P/081/04 RevF1 titled Elevations received 23rd July 2007 and drawing number 052/P/081/07 Rev J1 titled Upper Floor Plans received 23rd July 2007.

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

- 17 INFORMATIVE: Works, including traffic management operations, to the public highway will require the applicant to enter into a section 38/278 Highway Works Agreement. Full details can be found on the West Sussex website or by telephoning Harvey Rogers at WSCC on 01243 777565. No works to commence on the highway until an appropriate Agreement has been formally agreed, completed and approval given to start by the County Council as Highways Authority.

- 18 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. Reasonable attempts have been made to show businesses are not feasible. The building is structurally sound, of permanent construction and capable of conversion without rebuilding or significant alteration. The design is in keeping with the character and appearance of the listed building and the area. Access including visibility onto Yapton road is not detrimental to highway safety. There are no material considerations to indicate otherwise.

RELEVANT POLICIES

BN/10/07/

STRUCTURE PLAN: LOC1 LOC2 CH1 CH5 NE17 DEV1 DEV5

LOCAL PLAN: GEN3 GEN7

NATIONAL POLICIES: PPS1 PPS3 PSS7 PPG13 PPG15

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