

CL/1/09/**PLANNING APPLICATION REPORT****REF NO:** CL/1/09/**LOCATION:** Longfurlong Barns
Longfurlong Farm
Longfurlong (A280) Clapham**PROPOSAL:** Conversion of existing barns to 4 No commercial units (B1 use) and single dwelling (Departure from Development Plan)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Proposal is for conversion of the existing listed barn to 4 commercial units (B1); 2 at first floor and 2 at ground floor level with an entrance lobby in the centre. The attached cart shed would be converted into a single dwelling. 13 parking spaces are included in the application for the commercial units and 2 for the residential unit.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat. Site is slightly lower than land of Long Furlong by approximately 1 metre
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Open to road.
SITE CHARACTERISTICS	Main barn brick elevations. Gabled plain tile roof. Slate ridge tiles. Double timber cant doors on each and west elevations. Car shed also brick some flint. Drainage to rear north wall of cart shed and flint on west end elevation. Cart shed open side adjacent to parking area. Courtyard used for farm including storage and parking at present.
CHARACTER OF LOCALITY	Predominantly rural. Fields to north and west. Two residential properties to east.

RELEVANT SITE HISTORY

CL/9/96	Change of use of redundant farm building to light industrial	Refused 15-01-1997
CL/3/00/	Access on to highway	Approve Cond 19-05-2000

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REPRESENTATIONS**Representations received:**

Clapham Parish Council

No objection; no reason to oppose application. No requests or suggestions that application should be opposed have been received. If received, they will be forwarded on.

One letter of objection: Given amount of car parking that is proposed the redevelopment would not seem to qualify as an exception under policy AREA9 as it cannot be demonstrated that it would not be harmful to the visual quality and characteristics of the AONB, nor permitted under policy DEV1 which provides that conversion of rural buildings to business uses will only be permitted where these do not have an adverse effect on the rural character of the area. In this location all access is likely to be by private car and so would be contrary to policy GEN7.

Comments on Representations received:

None

CONSULTATIONS

WSSC Local Development Divis.

South Downs Joint Committee

Environmental Health

Engineering Services Manager

Engineers (structural)

Conservation Officer

Consultations responses received:

South Downs Joint committee: No objection to principle of conversion of main barn to business units. Accessed via an A road. Fine building important to be retained in a sensitive use. Proposed conversion appears sensitive to external appearance of barn and internal will be only minimally affected. Not happy with proposed conversion of cart shed to dwelling. No evidence of need for a dwelling or justification. Concern with parking arrangement. It is important to maintain open views of western elevation of barn and object to visitor parking area. Would prefer to see all parking contained in area between barn and cart shed. Cart shed could be used to provide some parking.

Property lies within open downland landscape character type identified in the South Downs Integrated Landscape Character Assessment. Long distance view of the barn make it a distinctive feature in the locality and these open views should be maintained. Such expansive views are characteristic of open farmland whereas extensive planting is not. Would prefer to see hedging.

County Highways: Applicant has filed to demonstrate that satisfactory standards of visibility are achievable from the access, particularly in the easterly direction. It is anticipated proposal will result in a significant intensification of use of the site.

Environmental Health: No objection in principle. Depending on its nature there is potential for noise from light industrial uses to impact upon amenity of adjacent residential development. The impact may be mitigated to some extent by restricting the operating hours of the B1 use.

Comments on Consultation responses:

Comments noted.

Comments of the South Downs Joint Committee are agreed. However, whilst desirable it is not

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a policy requirement that evidence or justification for the residential dwelling is required as part of the applications.

POLICY CONTEXT

Designation applicable to site:

Within Area of Outstanding Natural Beauty
Outside Built Up Area Boundary
Class A Road
Listed Building Grade II

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	DEV1	High Quality Development
	DEV4	Travel Needs and Choices
	LOC2	The Countryside
	CH1	Character
	CH2	Areas of Outstanding Natural Beauty
	CH5	Buildings of Architectural or historical importance
Arun District Local Plan:	DEV1	Conversion of Rural Buildings for Industrial or Business Use
	DEV2	Conversion of Rural Buildings for Residential Use
	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	AREA9	Area of Outstanding Natural Beauty

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

PLANNING

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

LISTED

The above policies combine to describe the criteria against which the application will be assessed particularly with specific regard to impact upon the Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING

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."

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The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

LISTED

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

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.

CONCLUSIONS

The principle of conversion of the farm buildings falls to be considered against Policies LOC2, DEV1 and DEV2 of Arun District Local Plan. The barn is Listed and the Local Planning Authority would want to see its long term use to ensure its continued maintenance.

With regard to Policy DEV 1(i) and DEV2 (ii) some cracks are apparent in the walls of the cart shed and no survey has been submitted to demonstrate that the buildings are of sound construction and capable of conversion without rebuilding. With regard to the conversion it is considered that the main building and its use would have no adverse effect on the rural character of the area in respect of the nature and level of activity likely to be generated. The resultant building would be sympathetic to its setting in terms of form, bulk and visual design. There would also be no adverse effect on the character or appearance of the building or its architectural integrity. The alterations would be sympathetic to its character. No provision has been made within the proposal for incorporating bats or owls in the scheme, such provision is referred to in policies DEV1 and DEV2.

With reference to the cart shed, it is proposed to convert to residential use and therefore it falls to be considered against Policy DEV2. This policy requires it to be demonstrated that reasonable attempts have been made to market and use the premises for business purposes unless the residential conversion forms part of a subordinate part of a business scheme. No justification for the residential element of the scheme has been submitted. Although not required by Policy DEV2 this information would be useful, given the unsatisfactory impact on the visual quality of the landscape of the residential parking area to the north and the proposed enclosure of all of the south elevation of the building which would adversely affect its character.

In addition, County Highways are not satisfied that the applicant has demonstrated satisfactory standards of visibility are achievable from the access, particularly in the easterly direction. No information has been submitted as part of the current application detailing existing site uses for traffic generation and it is anticipated the proposal would result in an intensification of use.

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The application is therefore recommended for refusal for the reasons set out below.

RECOMMENDATION

REFUSE

- 1 The proposed conversion is unacceptable in that it has not been satisfactorily demonstrated that the buildings are of sound construction and capable of conversion without significant rebuilding or alteration. The proposal is therefore considered in conflict with policies LOC2, CH1 and DEV1 of the West Sussex Structure Plan, and GEN3, DEV1, DEV2 of the Arun District Local Plan.
- 2 The proposed car parking to the north would be obtrusive in the landscape and harmful to the visual quality and essential characteristics of a designated Area of Outstanding Natural Beauty, in conflict with policy CH2 of the West Sussex Structure Plan and GEN7, AREA9 of the Arun District Local Plan and, in the absence of compelling circumstances to justify overriding this, would therefore conflict with policies LOC2 of the West Sussex Structure Plan and GEN3 of the Arun District Local Plan.
- 3 Based on the information submitted the potential use of the cart shed premises for car parking instead of residential purposes has not been satisfactorily explored and no justification for the residential element of the scheme which includes fully enclosing the open side of the barn has been included . The application therefore conflicts with policies LOC2 of West Sussex Structure Plan and policies GEN7 and DEV2 of Arun District Local Plan.
- 4 The proposed access is unsatisfactory to serve the proposed development by reason of inadequate width and visibility in conflict with policies DEV4 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- 5 The formation and use of an additional access to the public highway (A280 Long Furlong) at this point would add to the hazards of highway users to an unacceptable degree in conflict with policies DEV4 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.