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To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: CM/16/21/PL

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Bairds Farm Shop, Garden Centre Crookthorn Lane Climping BN17 5SN

Convert existing on site storage to picnic area with fast food Cafe.

The site is located within the grounds of an existing retail unit which adjoins the historic settlement of Climping. The settlement takes the form of a linear village focused on The Street, which runs between the A259 and the beach. Unfortunately, the Design and Access Statement fails to make any reference to the Grade II listed building, The Cottage (which is located next to the site) in accordance with the requirements of paragraph 189 of the NPPF. However, I make the following comments.

'The Cottage' is a Grade II Listed Building, which to the west of the site. It is an early C.19 two storey cottage which is faced with cobbles with brick dressings, quoins and modillion eaves cornice, all now painted. It has a tiled roof. It is of aesthetic (fortuitous) significance. The Cottage is set within its own grounds, and appears to be functionally separate from the neighbouring piece of land and the plot is partially screened from the application site by a line of trees/vegetation. This vegetation line is not consistent however, and the cottage is clearly visible from the application site.

The Proposal

The application is for the construction of a fast food Café with picnic area. It would appear that the cooking and storage facilities would be accommodated with two shipping containers, which would be partly covered with wooden cladding. The external dining area would be located between the kitchen structure and the neighbouring retail unit. Reference is also made to the provision of a drive through facility.

The new development will essentially expand upon an area that has already been developed for retail uses. It was previously used as a small garden nursery and has recently been cleared and some development work commenced (some foundations and boundary treatment were present when I visited the site).

Whilst the existing vegetation screening reduces the link between the site and the neighbouring listed building, the property can still clearly be seen when standing in the carpark area. Based on

the work that has already commenced it is also considered that the proposed development could also be viewed in the context of the side of the listed building

The proposed development would introduce a more urban character to the local area, which at present has a more semi-rural feel with a lack of visible development, tree presence and a limited number of residential properties located a short distance away in The Street. However, as the area has previously been used for retail uses, and part of it is currently used as an aquatic retail unit, the introduction of a café would result in the intensification of an existing site (including additional parking and noises etc). The use of shipping containers would ensure that they are more of a temporary nature and can be easily removed, leaving an empty site. The intention to clad them is more appropriate, and subject to their finishes could be acceptable.

I am of the opinion that the proposal could cause some harm to the setting of the neighbouring heritage asset. I note that the Design and access Statement identifies that the landscaping scheme is to be confirmed. I would state that it might help to request details of screen planting to the 'drive through', so as to ensure that the development beds into the surrounding vegetation.

It would also help to have some additional vegetative screening in the part of the car park closest to the listed building, so as to ensure that it would not be seen on the context of the proposed development. If this is provided then the development would not cause harm

Conclusion

On the basis of the provision of additional screening, I am of the opinion that application could not cause harm to the significance of the heritage asset/ its setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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