

Onslow Caravan Park, Onslow Drive, Ferring

Demolition of three existing buildings and
erection of replacement workshop and
machinery store building



Planning, Design and Access Statement

NOVEMBER 2014

APPLICANT: ISLAND MEADOW PARKS

PREPARED BY: STEPHEN JUPP MRTPI, 348 CHICHESTER ROAD, BOGNOR REGIS, PO21 5BX

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- 1 Schedule of machinery and photographs
- 2 Details of planning permission FG/81/12

Schedule of Drawings

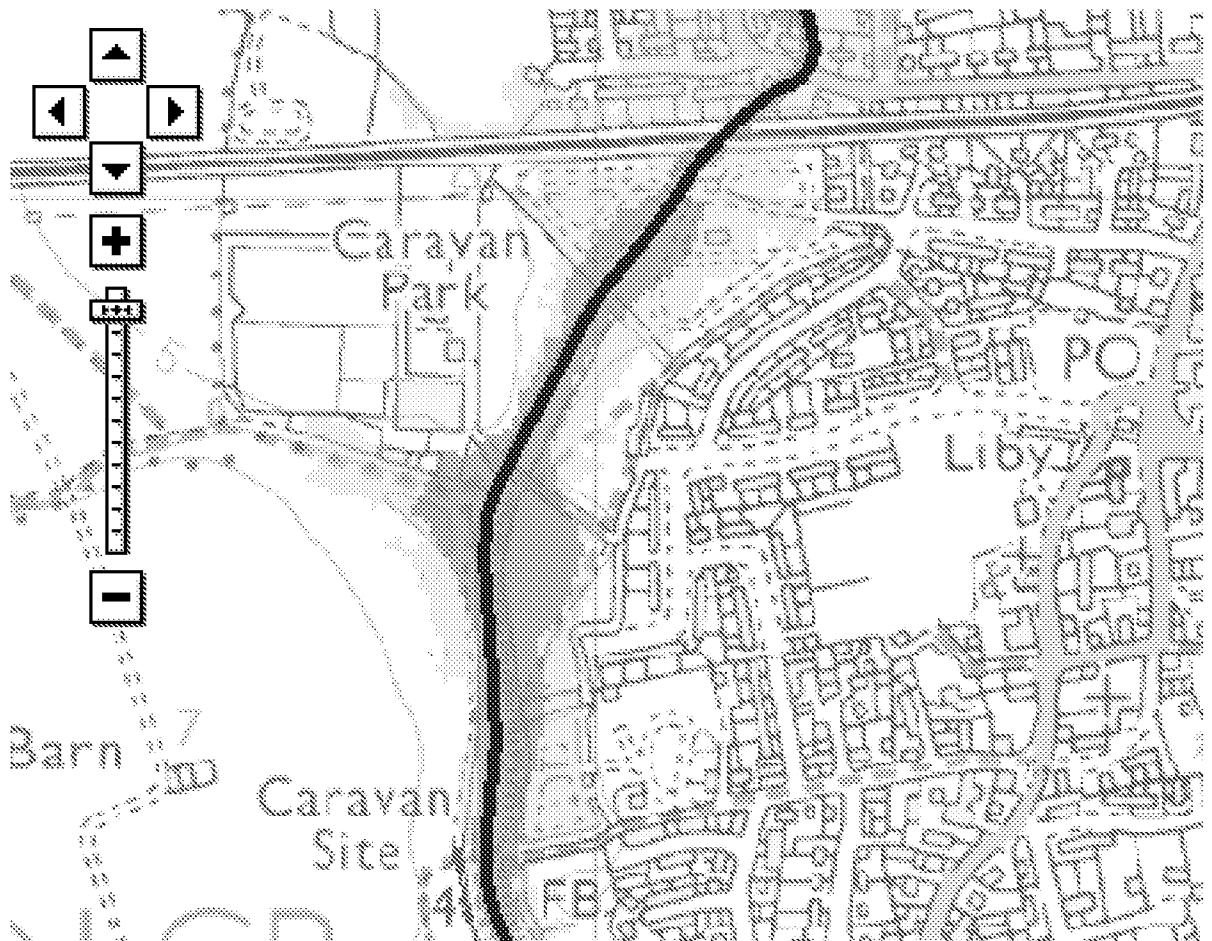
- Sheet 1 - Location plan;
- Sheet 2 - Proposed Block Plan;
- Sheet 4 - Proposed Elevations and Floor Plan

1.0 INTRODUCTION

- 1.1 Please find enclosed on behalf of my client, Island Meadow Parks, an application for Planning Permission for "Proposed demolition of three buildings and erection of replacement workshop and machinery store".

2.0 SITE CONTEXT

- 2.1 Onslow Caravan Park is situated at the western end of Onslow Drive. It is a static caravan holiday park and currently has 90 statics, although the historic planning permission is for 133 caravans.
- 2.2 The site is irregular in shape and has the South Coast railway line along its northern boundary. The railway line is on an embankment which is approximately 2m higher than the site. The holiday park area occupies the NE half of the site whilst the SW half is open grassland.
- 2.3 Ferring Rife cuts through the centre of the site and runs in an approximate NNE-SWS direction. The northernmost part of the rife is culverted.
- 2.4 The site managers accommodation is provided in a detached house to the north of the site entrance, whilst to the south are a series of dilapidated buildings which provide the only on site provision for storage and workshop use.
- 2.5 Major overhead power lines run through the site, from just south of the site entrance to the NW corner of the site. It is understood these are 275 kV.
- 2.6 A public footpath runs along the southern boundary of the site.
- 2.7 The photograph at the top of the next page is from the site entrance shows the dilapidated buildings to the left; site managers house to the right; and, the overhead power lines.
- 2.8 The caravan part of the site is located within Flood Zones 2 and 3, as shown on the EA map on the next page. The application is therefore supported by a Flood Risk Assessment.



3.0 THE PROPOSED DEVELOPMENT

- 3.1 The first element of the scheme is to demolish the three dilapidated buildings which are located to the south of the site entrance. These three buildings occupy a total floor space of 93sq m.
- 3.2 The poor condition of these building along with the absence of any appropriately sized buildings means that much of the machinery that is used on a regular basis for maintenance and upgrading purposes has to be kept off-site or left in the open. Neither option is an appropriate long-term solution for the essential maintenance needs of the business.
- 3.3 It is essential to have suitable machinery/equipment storage on site as well as a workshop area. A schedule of machinery that it is essential to have on site is set out at Appendix 1.
- 3.4 The proposed building has a gross floor area of 380sq m. it is in four bays and the fourth bay has a reduced height in order to reduce the overall mass of the building.
- 3.5 The highest eaves height will be 3.5m.
- 3.6 The building is a standard at-cost building and would be clad in profiled sheeting. The exact colour of walls and roof can be conditioned.
- 3.7 Prior to submission, a number of alternative locations for the siting of the proposed building were considered.
- 3.8 It cannot be located in the same position as the existing building due to the proximity to the overhead power lines. It would also be clearly visible from the public footpath and site entrance.
- 3.9 It was considered that a location in the rear field, whilst the best location for the business, would be unacceptable in policy terms due to being outside the defined caravan site boundary.
- 3.10 Accordingly a centrally placed location was considered to be the best. The main unused area is centrally located along the northern boundary adjacent to the railway line. This location is by the Rife, which at this point is culverted.
- 3.11 Being located within the caravan park with static caravans to three sides would limit its visual impact to just to views from the railway line.

4.0 PRE-APPLICATION DISCUSSIONS

- 4.1 The applicant submitted a pre-application proposal to the Council on 9th January 2014. No siting or elevations of the proposed building were provided. However an indicative size of 17m X 25m [425sq m] was provided along with an eaves height of 4m.
- 4.2 Anita Gardner dealt with the proposal and responded by way of letter dated 23 January 2014. Concern was expressed with regard to the size of the building and the designation of the site within the East Preston and Ferring Strategic Gap.
- 4.3 On 29th July 2014 the applicant sent in further information. This included:
- Barn floor plan;
 - Details of existing buildings to be replaced;
 - A location plan with possible siting; and
 - Photographs of machinery and equipment to be stored.

The applicant also suggested that an eaves height of 3.5m would be agreed to.

- 4.4 Anita Gardner responded to this information by way of an email dated 8th September 2014. She requested details of the machinery to be stored and that a lower eaves of 3.5m would be preferable.
- 4.5 At no time has the issue of flood risk been raised by the Council.

5.0 PLANNING POLICY

- 5.1 The site is within designated countryside in the East Preston and Ferring Strategic Gap.
- 5.2 Policy GEN3 'Protection of the Countryside' seeks to protect the countryside for its own sake. Accordingly development in the countryside will only be allowed in exceptional circumstances or where there is a strong justification for a countryside location. Cited exceptions include: quiet informal recreation; rural diversification, or development in accordance with a policy in Sections 2 and 3 of the plan.
- 5.3 Section 2, Policy Area 10 'Strategic Gaps' seeks to protect the integrity of the gaps between certain settlements. Paragraph 2.23 makes clear that:
- "Proposals will be subject to 'rigorous examination', which includes an assessment of the type of use, the proposed level of activity, the scale of the proposed buildings, the impact on the surrounding environment in terms of contributing to the coalescence of settlements and the reduction in openness of the strategic gaps."*
- 5.4 Section 3, Policy 35 'Tourism Development Requiring a Coastal Location' allows small-scale extensions to existing facilities provided that they do not detract from the character of their surroundings.
- 5.5 Section 3, Policy 37 'Existing Caravan Sites' seeks to ensure the retention of such sites in order to meet the highly popular demand for caravan holidays in the area.

6.0 COMPLIANCE WITH POLICY

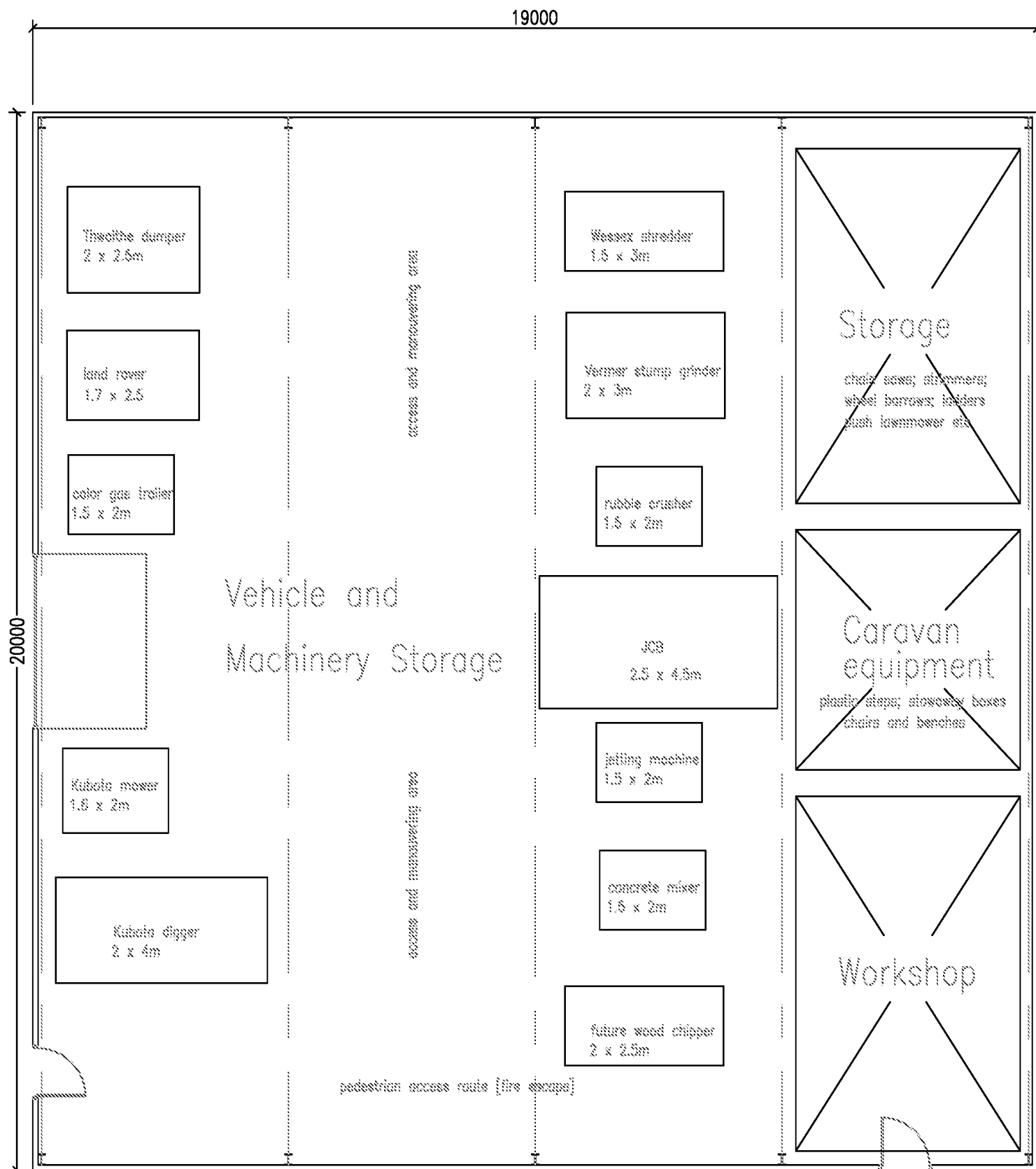
- 6.1 The examination of planning policy as set out in section 5.0 indicates that whilst it has a countryside location, development which is essential for the needs of the business are exceptional circumstances, justifying a countryside location.
- 6.2 It is an essential part of this application proposal that the building is essential to meet the day to day needs of the business. The machinery and equipment which are essential for the day to day running of the caravan park are set out in Appendix 1.
- 6.3 The building is the minimum size necessary to accommodate this essential equipment.
- 6.4 The building has been designed to ensure that its overall bulk is minimised. This has been achieved by having one end bay at a lower height than the remainder – this provides a clear visual break in the roof and walls with the ridge and eaves height of this end bay being lower.
- 6.5 Furthermore the size of the building has been reduced from 425sq m to 380sq m and the maximum eaves height has been reduced to 3.5m.
- 6.6 The proposed building would be sited amongst existing static caravans and close to a large electricity pylon. It would not be located within open countryside. On this basis it would not contribute to the coalescence of settlements and would not, either individually or cumulatively, compromise the integrity of the strategic gap.
- 6.7 The visual impact is also acceptable, with the scale of the building proposed being modest and the use of materials in keeping with a rural setting. The reduction in eaves height and the design with a subordinate northern quarter all ensure that the building will be appropriate to its countryside location.
- 6.8 It is not considered that views will be possible from the public footpath which runs along the southern boundary of the site, nor would it be visible from the site entrance.
- 6.9 The only public visibility will be from the railway line. From there, the fact that the railway line is on an embankment of some 2m in height and also that a passenger sitting on a train would be a further 3 to 4m above the height of the railway track, has the consequential effect that views will be over and above the roof of the proposed building. This will ensure that no visual harm arises.

7.0 CONCLUSIONS

- 7.1 In view of the essential need for the building; the absence of any undue harm to the countryside or the integrity of the strategic gap, it is concluded that planning permission should be granted for the proposed building.
- 7.2 Similar findings were found for a new building at Ferring Country Centre [FG/81/12 refers – see details at Appendix 2] which is located to the west of the caravan park and planning permission as granted for that building. A similar approach should be followed in this case in order to ensure consistency in the planning system.

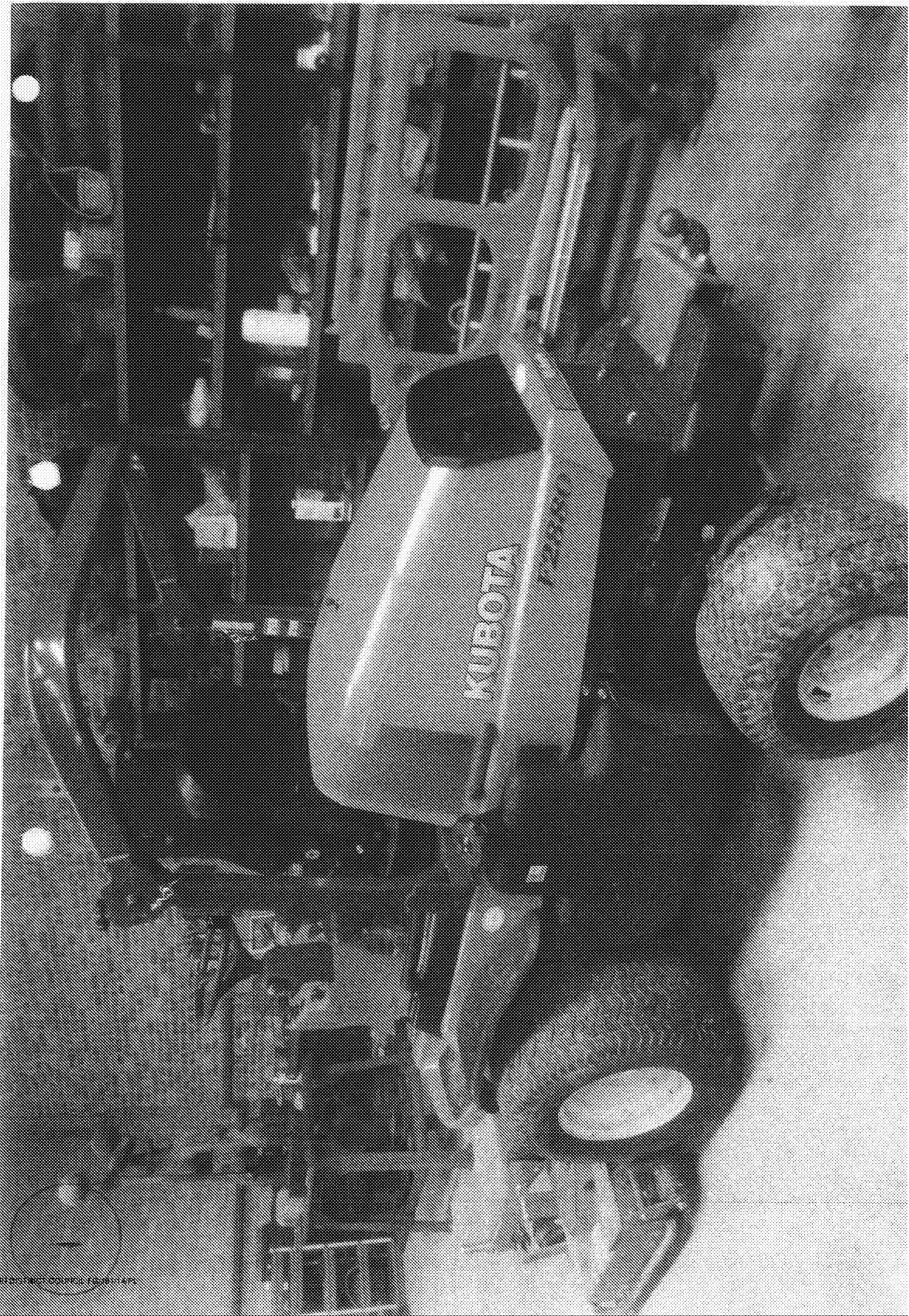
APPENDIX 1

MACHINERY SCHEDULE AND PHOTOGRAPHS

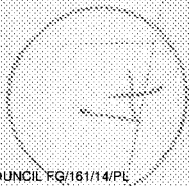


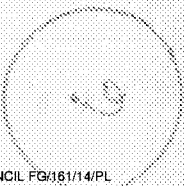
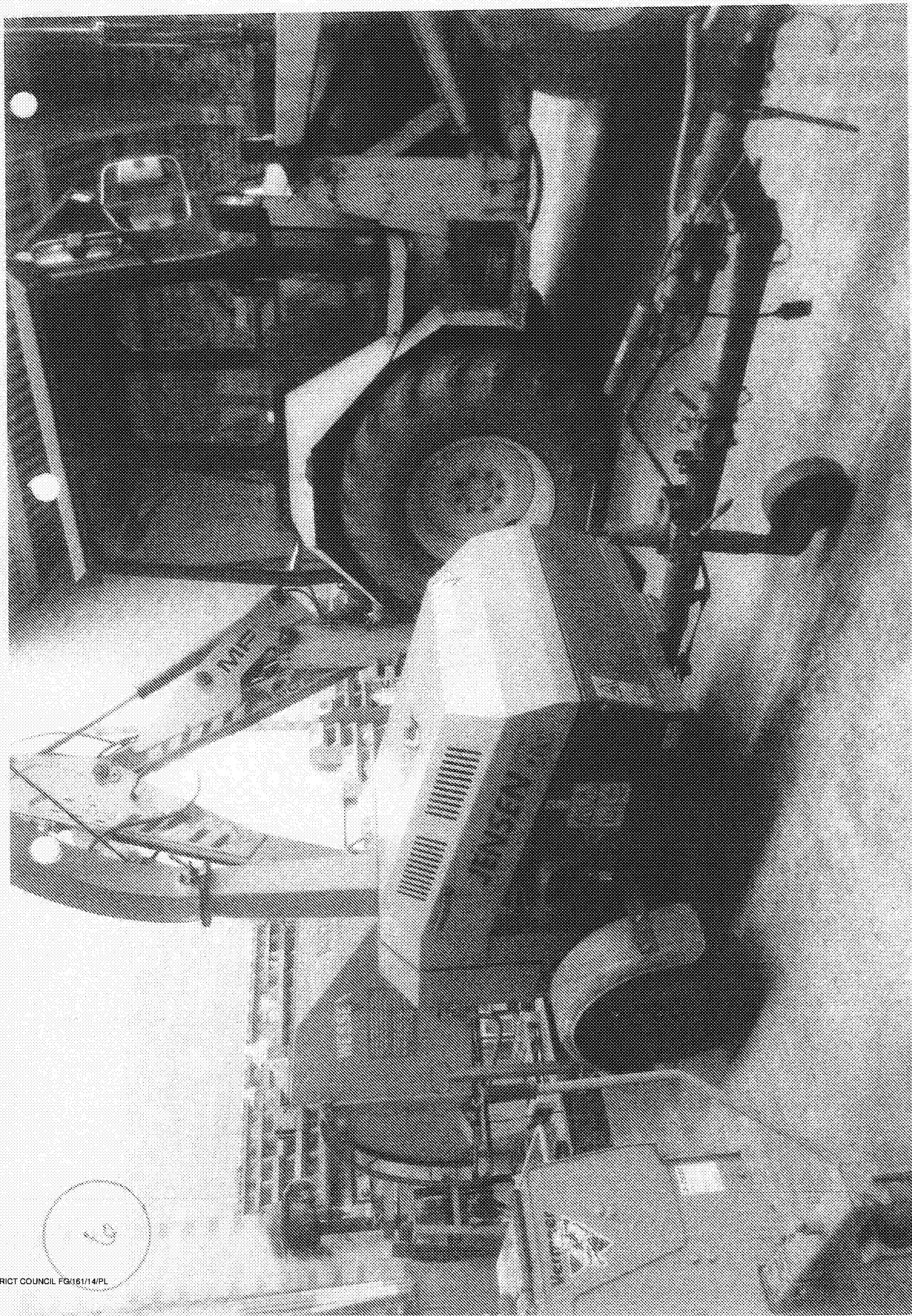
PHOTOGRAPHS

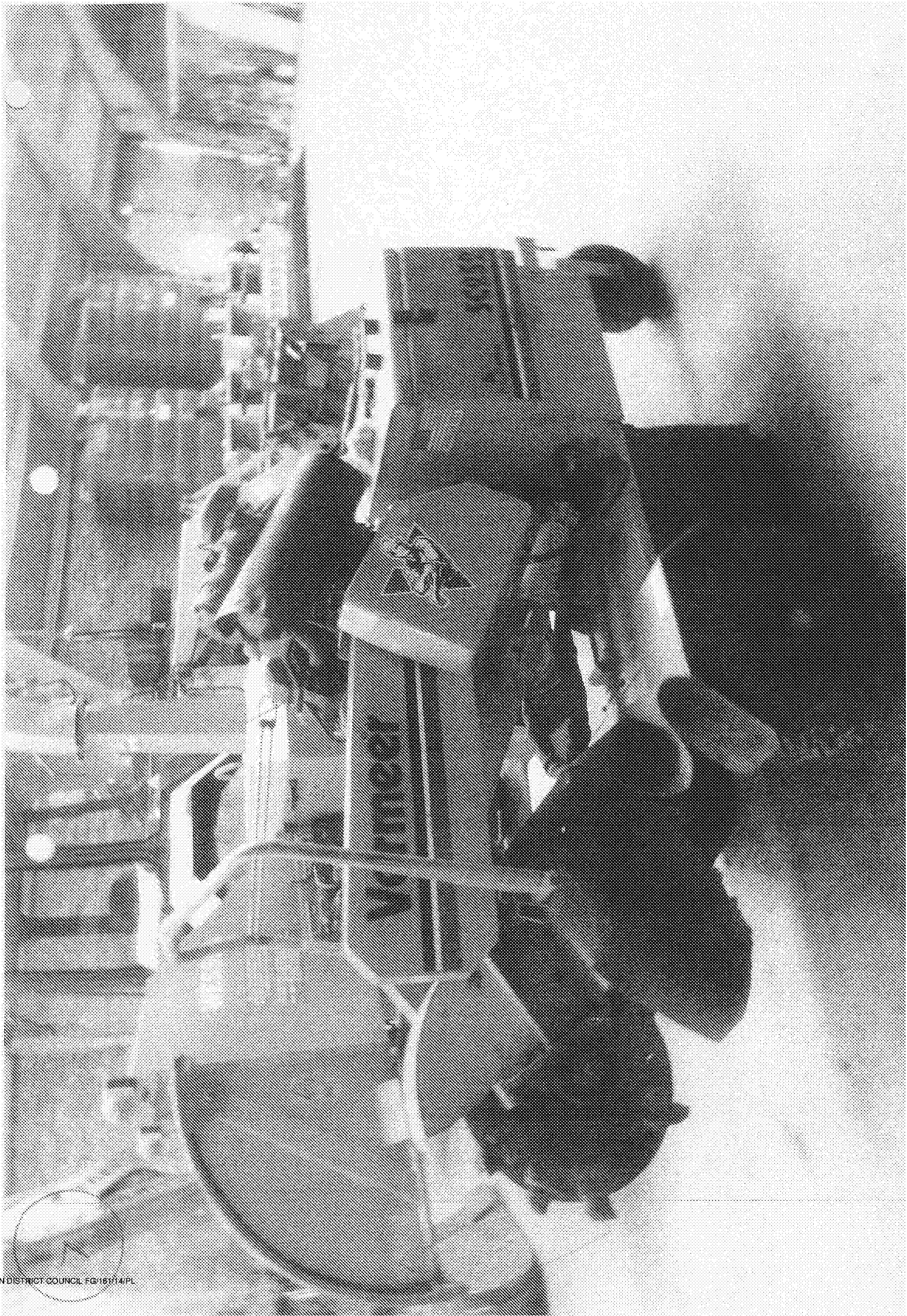
- i. Cement Mixer
- ii. Chipper Shredder Jenson
- iii. Concrete Breaker
- iv. Digger MF or JCB
- v. Kubota Digger
- vi. Kubota Ride on mower
- vii. Land Rover
- viii. Machine to clear blocked drains
- ix. Roller - Bomag
- x. Stump Grinder Vermeer
- xi. Trailer — 'for Williams
- xii. Trailer to deliver Calor Gas



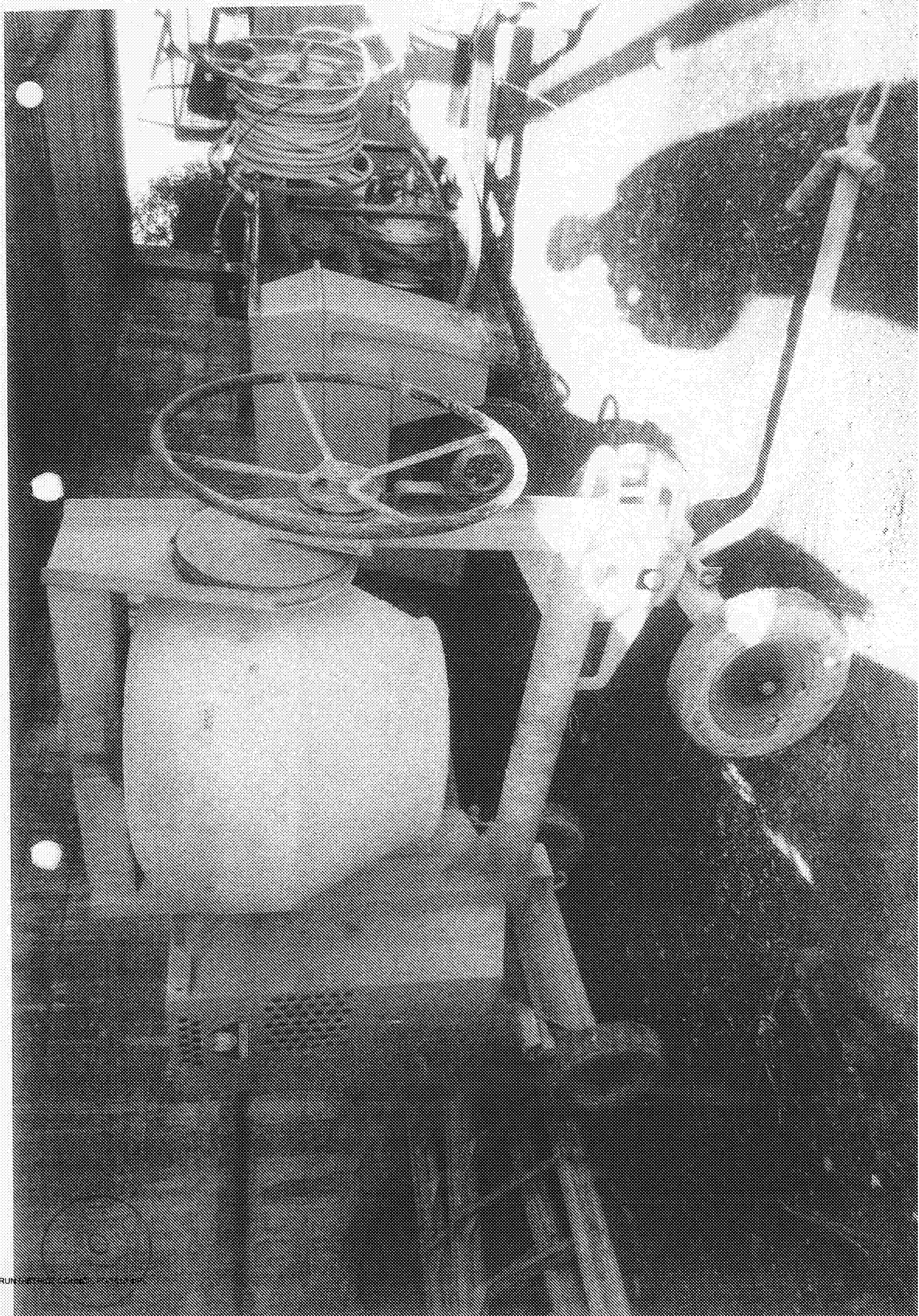


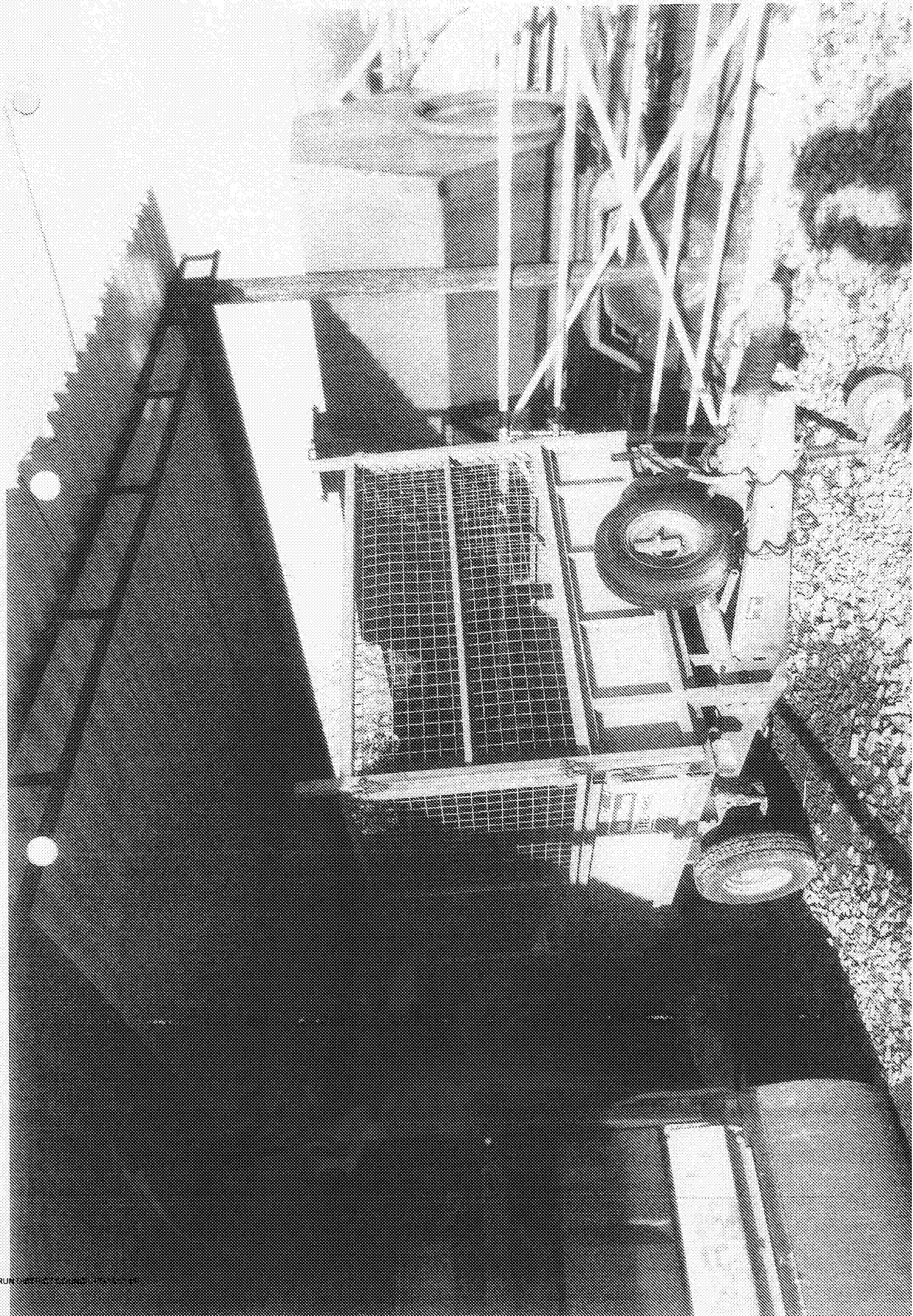


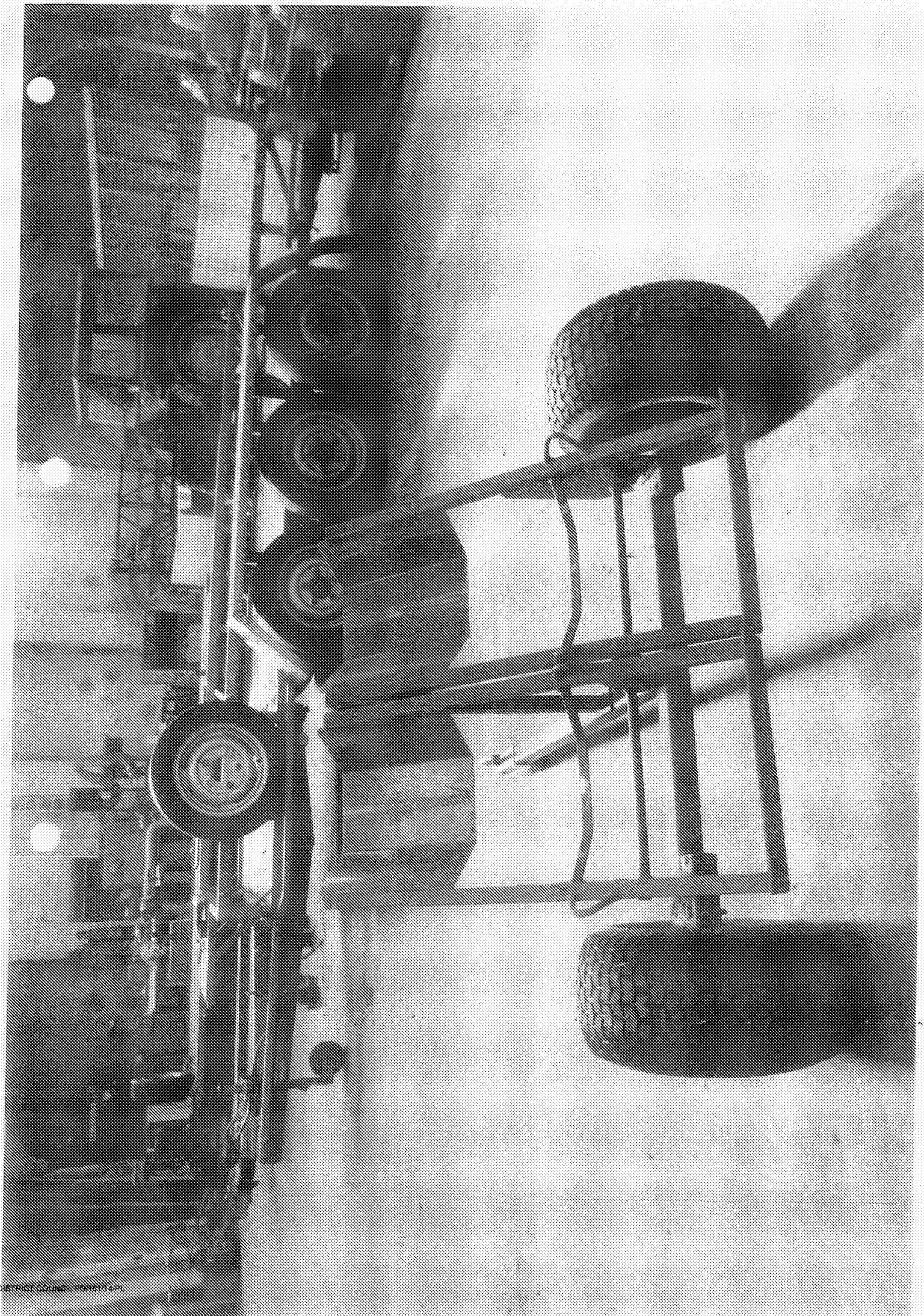




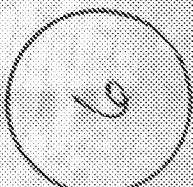
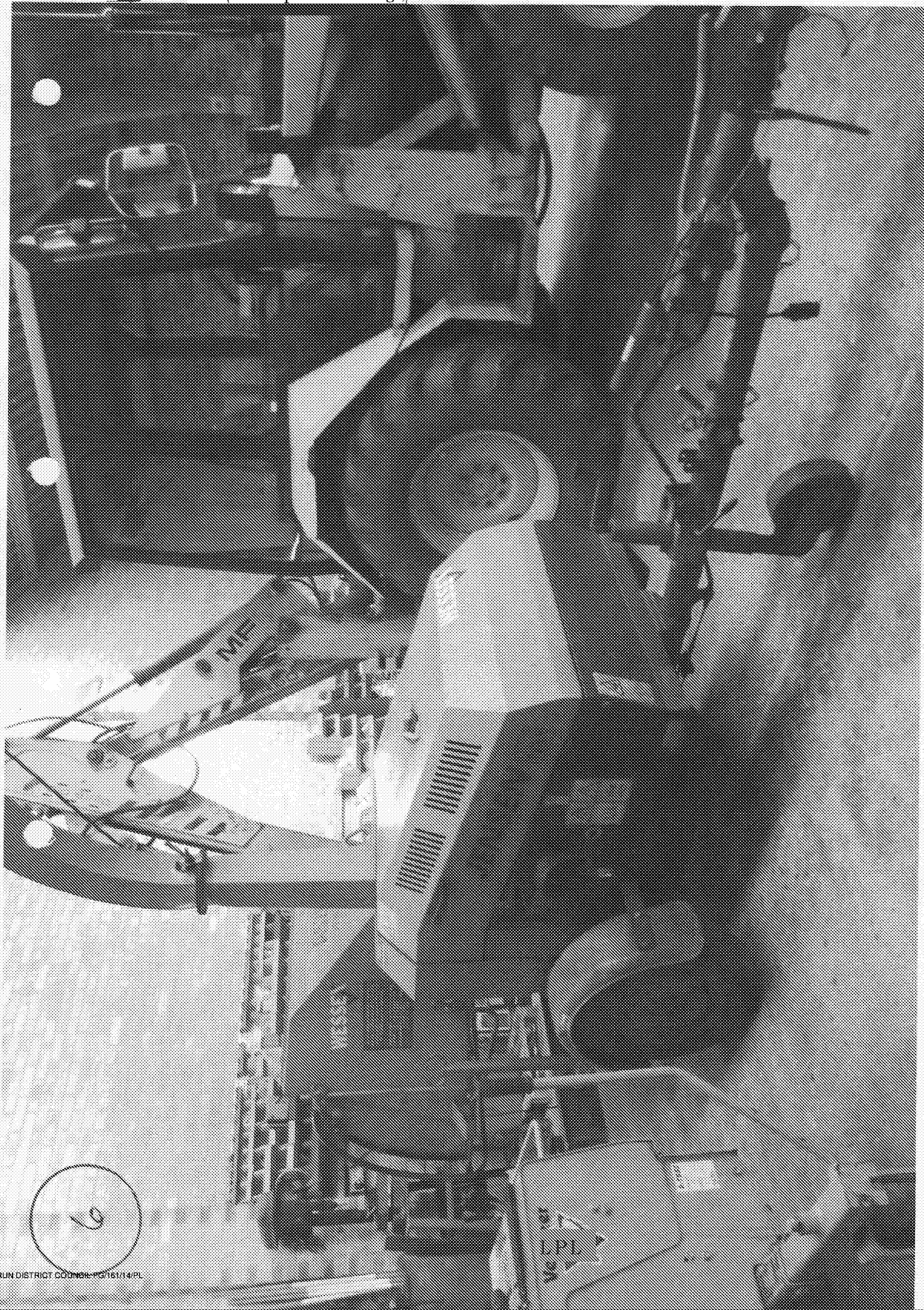






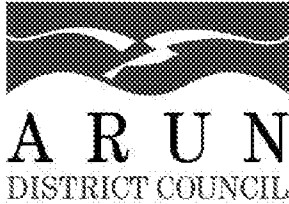






APPENDIX 2

DETAILS OF PLANNING
PERMISSION FG/81/12



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2010 (as amended)
Application for Planning Permission

DECISION NOTICE

Application Ref: FG/81/12/

1 To Addressee

Ferring Country Centre Ltd
 Ferring Country Centre
 Rife Way
 Ferring
 BN12 5JZ

2 Site Address

Ferring Country Centre
 Rife Way

 BN12 5JZ

3 Description of Development

Erection of wooden building.

4 In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to compliance with the conditions specified.

- 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:

1:2500 Location Plan; 1:500 Plan; Floor Plan; Elevations.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3

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 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 policy GEN7 of the Arun District Local Plan.

INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

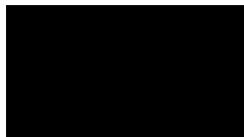
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, AREA10

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.



Case Officer: Mr P Cleveland

Decision Issued: **29 August 2012**

Karl Roberts
Assistant Director Planning & Economic Regeneration

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

Recommendation Report for Planning Permission**REF NO:** FG/81/12/**LOCATION:** Ferring Country Centre
Rife Way
Ferring**PROPOSAL:** Erection of wooden building.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposed building would measure 12 metres in depth x 6 metres in width x 3.5 metres in height.
SITE AREA	13 Hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Various hedging and post and rail timber fencing approximately 1.4m high enclosing site and dividing the site internally.
SITE CHARACTERISTICS	Country centre, with large warehouse style building with horse stables, offices and meeting rooms. Various greenhouses existing on site, farm shop/nursery and cafe. Outdoor plant growing area and grazing land to west of siting for the timber building proposed. Parking and hard-standing area at entrance of the site and adjacent to the greenhouses. Various grazing animals,
CHARACTER OF LOCALITY	Sited outside the built-up area boundary, within the East Preston to Ferring Strategic Gap. Open grazing land to the north, south and west boundaries. Residential properties to the east of the site. Public footpath runs through the site.

RELEVANT SITE HISTORY

FG/103/97	Construction of outdoor riding area (40metres X 25 metres)	Approve Conditionally 22-01-1998
FG/61/02/	Prefabricated agricultural building to replace existing miscellaneous ones, for horticultural/equestrian activity.	Approve Conditionally 10-09-2002
FG/103/04/	Erection of new glass house & replacement of potting shed in new location.	Approve Conditionally 07-09-2004

FG/60/10/	Change of use of glasshouse to retail trading space.	Approved Cond + S106 19-08-2010
FG/173/10/	Change of use from storage (B8) to tea and snack bar(A3)	Approve Conditionally 22-02-2011

REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside the built-up area boundary
Public right of way.
Strategic Gap.

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	<u>GEN3</u>	Protection of the Countryside
	<u>GEN7</u>	The Form of New Development
	<u>AREA10</u>	Strategic Gaps

PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
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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.

EMERGING LOCAL PLAN

The Emerging Arun Local Plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. It remains subject to public consultation and the formal adoption process as a whole, and it is therefore of very limited weight in terms of the decision making process at this stage. The policies relevant to this application are listed below; DM5; SP2; DM5.

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."

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 nor would it impact upon the integrity of the strategic gap or result in the coalescence of the settlements of East Preston and Ferring.

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 proposed building is to house various animals and allow users of the Country Centre to take advantage of handling and caring for these animals. The site is located outside the built-up area boundary and located within a designated strategic gap, therefore any development must be compliant with the relevant national and Local Plan policies.

The proposed building is to be sited to the north of the existing car park which already has various enclosed growing areas, greenhouses and large stable buildings adjacent. Although the building is located adjacent to existing structures, any new structure must not compromise the strategic gap. The introduction of the proposed building is considered to be acceptable as its siting close to existing buildings together with its scale would not lead to the coalescence of the settlements of East Preston and Ferring. It is therefore considered that the proposed building which is to be used for the housing of animals would neither individually or collectively compromise the fundamental integrity of the strategic gap.

The visual impact is also acceptable, with the scale of the building proposed being relatively modest and the use of materials being in-keeping with a rural setting. The materials used for the finish of the building will be subject to a condition requiring samples to be submitted prior to the construction of the building.

In the absence of any undue harm the countryside or the integrity of the strategic gap, it is recommended that the application be approved subject to the conditions set out below.

HUMAN RIGHTS ACT

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 for 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

Duty under the Equalities Act 2010

In assessing this proposal a positive impact has been identified upon those people with the following protected characteristic (disability).

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:

1:2500 Location Plan; 1:500 Plan; Floor Plan; Elevations.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 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 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 policy GEN7 of the Arun District Local Plan.

- 4 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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.

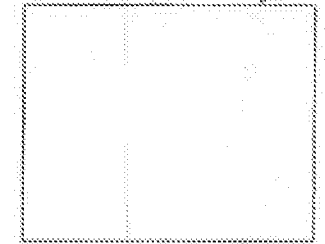
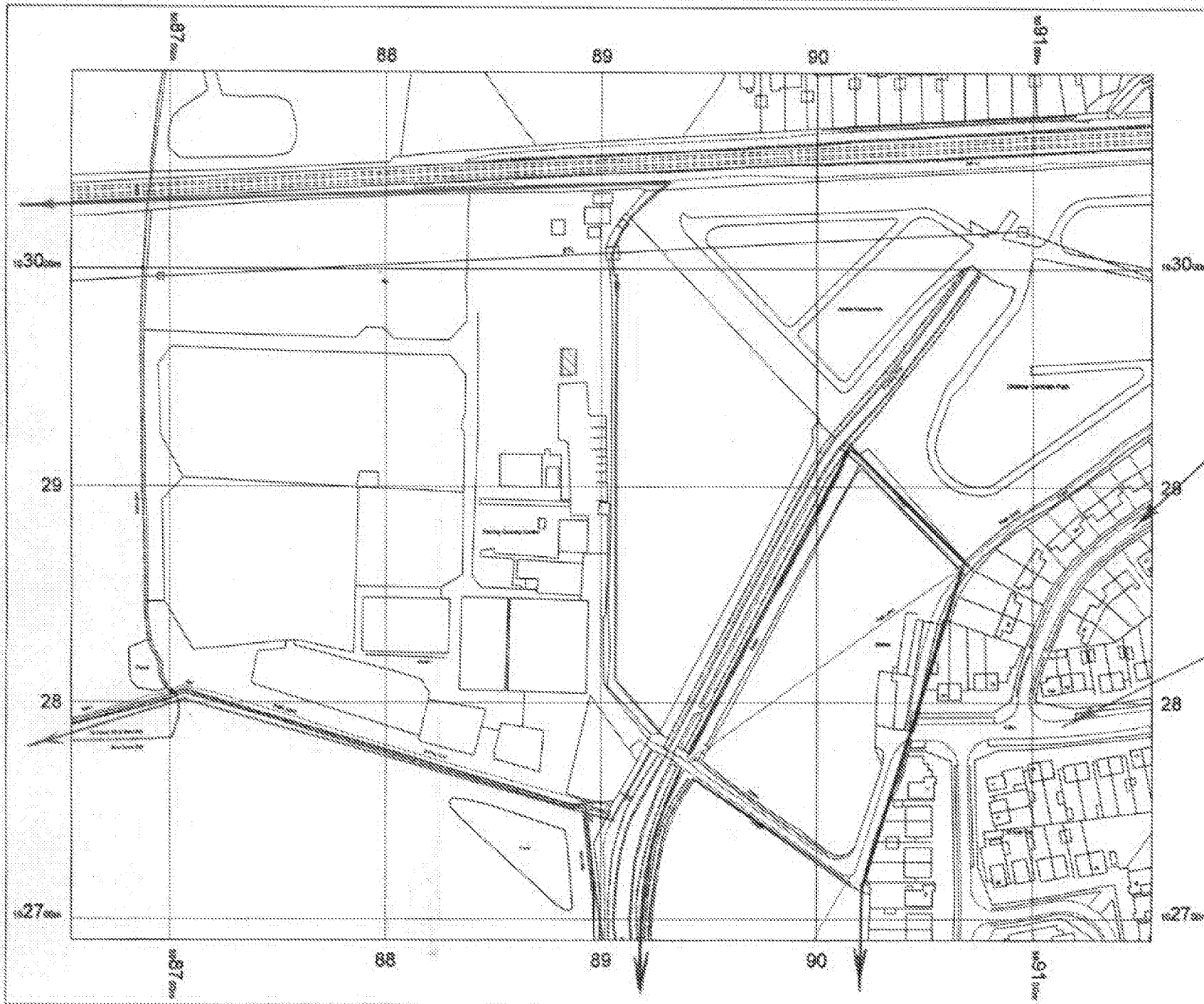
RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, AREA10

NATIONAL POLICIES: NPPF

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

FEEDING COUNTRY CENTRE



OVERLAP DONE

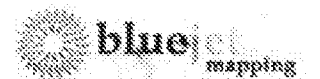
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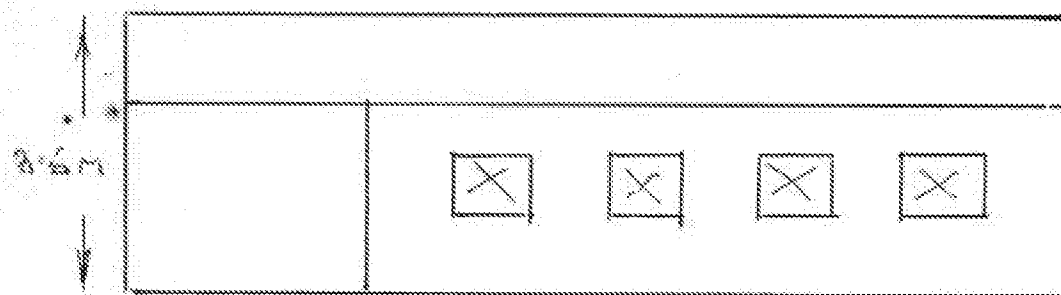
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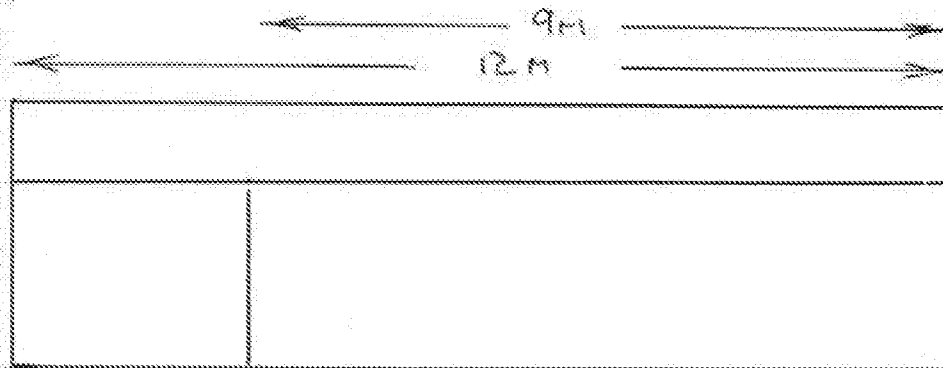
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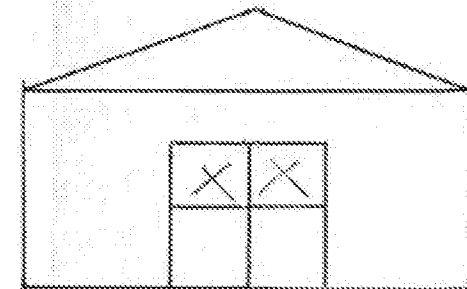
PROPOSED BUILDING
FERRING COUNTRY CENTRE



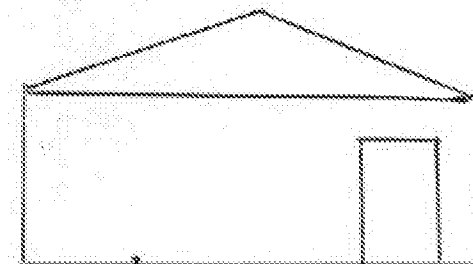
SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION



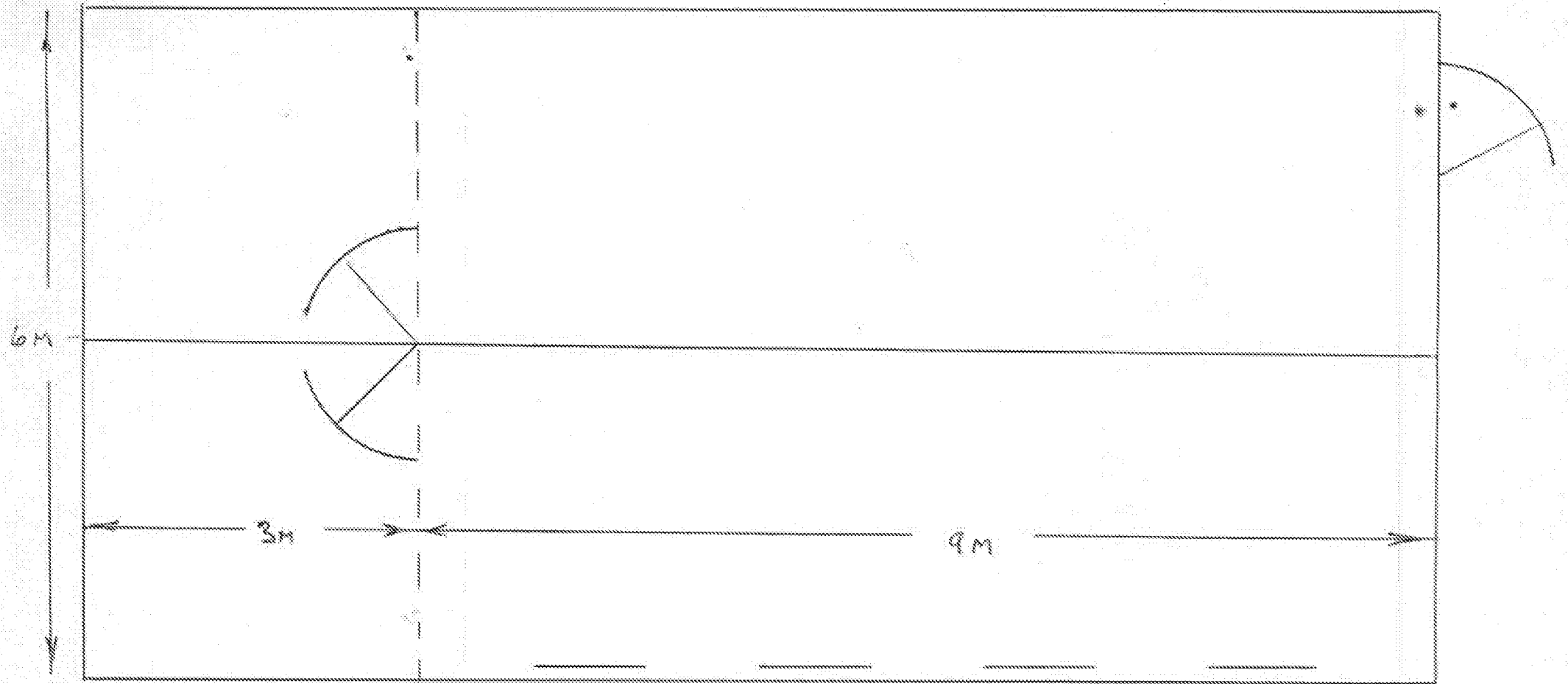
FRONT ELEVATION



REAR ELEVATION

DATE ~ 23/7/2012
SCALE ~ 1:100
REF ~ FG/81/12

PROPOSED BUILDING
FERRING COUNTRY CENTRE



FLOOR PLAN

DATE ~ 17/1/2012
SCALE ~ 1:50
REF ~ FG/81/12