

PLANNING, DESIGN AND ACCESS STATEMENT

TOWN AND PLANNING ACT 1990 (AS AMENDED) COUNTRY

Macushia House, Lyminster Road, Lyminster

PLANNING STATEMENT

Application Site:

Arundel Vinyard, Church Lane, Lyminster BN17 QJ

Application for change of use from Vinery at Arundel Vineyard to garden amenity area serving Macushla House, Arundel Vineyard, Church Lane, Lyminster.

*On behalf of: Mr & Mrs Byrne
Prepared by:
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1.0 Introduction and Background

- 1.1 Neame Sutton Limited, Chartered Town Planners, are instructed by Mr & Mrs Byrne ("the Applicant") to prepare and submit this full detailed planning application to change the use of the former vineyard to garden amenity area in association with Macushla House, Arundel Vineyard, Church Lane, Lyminster, West Sussex as a dwelling house:
- 1.2 This retrospective application is made in reference to Arun District Local Plan in association with an application to remove a restricted agricultural workers occupancy condition from the dwelling as the occupants who have lived at the dwelling since 2000 have never been employed in agriculture nor used the land for any commercial use.
- 1.5 The site was abandoned for the growing of vines commercially by 2000 when the site was left in a dilapidated state and the applicant purchased the site. A few vines were retained for personal use between 2003 and 2010 when the current owners had wine bottled off site.
- 1.6 The vines were removed from the site in October 2010 and the land laid out to garden area comprising of lawn and flower/shrub borders.
- 1.7 Therefore this is a retrospective application to change the use of the land formerly used as a commercial vinery into garden amenity area for Macushla House.

2.0 Description of the Site and Location

- 2.1 The site comprises approximately 1 hectare in total.
- 2.2 Lyminster is a village that is the main settlement of Lyminster and Crossbush parish. It borders, to the south, Littlehampton, which is 2 miles away.
- 2.3 The village of Lyminster is a small rural settlement clustered around the church of St Mary Magdalene.

The Application Site:

- 2.4 The application site was once part of the Arundel Vineyard, and is accessed from Church Lane, Lyminster, from a sweeping drive through to the house.
- 2.5 The site consists of a large house and a large garden. The garden has been laid to mowed lawn with borders for shrubs and flowers. The vineyard is now disused and has been used as garden land since 2010.
- 2.6 Also within the site is Parkgate Barn which was brought to the site from the A279 at Lower Beeding. This was used during the operation of the commercial vineyard as a café serving visitors to the vineyard. The barn is currently used only for domestic use, for the dwelling house.

3.0 Site History

- 3.1 The relevant site history is as follows:
- 3.2

Application Number	Description	Decision
LY/15/88	Change of use of barn for retail sale Of English wine in accordance with license granted and vineyard tours. On-site parking for visitors cars.	Refused
LY/16/02	Replacement of existing agricultural dwelling	Approved Conditionally
LY/33/03	Modifications to house type previously approved under LY/16/02	Withdrawn
LY/3/04	Modifications to house type dwelling –	Approved Conditionally

	amendment to planning permission LY/3/04	
LY/25/04	Alterations to roof of proposed dwelling – amendment to planning permission LY/3/04	Approved Conditionally
LY/15/05	Proposed demolition of existing wall and gate piers and construction of new wall, gate piers and new gate	Approved Conditionally
LY/12/10	New conservatory extension	Approved Conditionally

4.0 Description

- 4.1 This retrospective application seeks to change the use of the land previously used as a commercial vineyard for growing vines for wine, which was processed off site, to garden amenity land serving Macushla House.

5.0 Planning Policy Framework

- 5.1 The relevant policy framework is the National Planning Policy Framework (NPPF), the Arun District Local Plan, and the Emerging Local Plan Publication Version October 2014.

National Planning Policy Framework:

- 5.2 The overriding principle of this policy is the presumption in favour of sustainable development. Paragraph 14 states that local planning authorities should positively seek opportunities to meet the development needs of their area.
- 5.3 Paragraph 17 states that planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives. It continues that local planning authorities should take account of market signals such as land prices and housing affordability.
- 5.4 It is considered that this application is in accordance with this policy in that it would be unreasonable to keep the land as a vineyard when the use is no viable to the applicants and ceased being used as a vineyard before 2000. The land was left in a dilapidated state and the applicants have enhanced their immediate surroundings by creating a garden appropriate to the dwelling.

The Local Development Plan

- 5.5 The current Development Plan comprises the saved policies of Arun District Local Plan and the emerging Local Plan Publication Version October 2014.

Arun District Council Emerging Local Plan Publication Version October 2014

Policy SD SP1 Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

- 5.6 The previous use of the site as a vineyard was not sustainable and hence ceased. The most sustainable use of the land is as garden amenity to serve Macushla House.

Policy C SP1 Countryside

Outside the defined Built up Area Boundary the countryside will be safeguarded for its own sake. Development will not be permitted unless it is:

b. for quiet, informal recreation.

- 5.7 This proposal is for quiet informal recreation to use the land as garden amenity space for the benefit of the residents of Macushla House.

6.0 The Reason that Planning Approval should be granted

The Principle of development

- 6.1 The house is a large residential dwelling whose residents have never been employed in agriculture. The house was originally built to support an agricultural use that ceased operation over 17 years ago. An application to remove an agricultural workers dwelling condition accompanies this application.
- 6.2 The land is not of sufficient size to sustain any agricultural commercial venture and is therefore not viable.
- 6.3 The land was left in a dilapidated state prior to the current owners purchasing the site.
- 6.4 A house of this size and stature would be expected to have an equally spacious garden, such as the garden created by the applicants.
- 6.5 This is a retrospective application, and no harm has been identified in the use of the land as a residential garden for Macushla House since it was first laid out as garden amenity land in 2010.

7.0 Summary and Conclusions

- 7.1 This is a retrospective application which seeks to regularize the planning use of the land following a dual application which has been submitted on the site to remove a restrictive condition from the house, which was originally an agricultural workers dwelling, but has not been occupied with anyone employed or last employed in agriculture since 2000.
- 7.2 The use of the land as a commercial vinery ceased before 2000 when the applicant purchased the site.
- 7.3 The applicants grew vines for their own use up until 2010 when the vines were taken out and the land laid out as garden land, with lawns and shrub/flower borders.
- 7.4 The garden area is that which supports the grand house, with the access drive sweeping up to the house.
- 7.5 The change of use has not resulted in any detrimental effects on the locality or character of the area.
- 7.6 It would therefore not result in any material harm to approve this application.