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ARUN
DISTRICT COUNCIL

For Official use only
Plan No: PA/15/06
Date: 12/7/06

Planning Services
Strategy Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Tel: (01903) 737500
Fax:(01903) 716019
Dx: 57406 Littlehampton
Minicom: (01903) 732765
e-mail: planning@arun.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION

6 copies of this form required, together with plans and appropriate fee.

1. APPLICANT DETAILS

Full Name: A V R I L J E N K I N C O A G E N T

Address:

Post Code

Telephone No:

AGENT DETAILS

Full Name: L E N N O N P L A N N I N G L T D

Address: 3 5 T H E A V E N U E S O U T H A M P T O N
H A M P S H I R E

Post Code S O 1 7 1 X N

Telephone No: 0 2 3 8 0 8 2 0 1 1 1

2. TYPE OF APPLICATION

(a) Full planning permission (including changes of use). ☐ Yes ☒ No

(b) Outline planning permission ☒ Yes ☐ No

If yes, describe those matters which form part of your application.

a) The layout of the site	☒ Yes	☐ No
b) The number, siting, design and external appearance of the building.	☐ Yes	☐ No
c) The landscaping of the site.	☐ Yes	☐ No
d) The means of access to the site.	☐ Yes	☐ No

(c) Approval of reserved matters following the grant of an outline permission. ☐ Yes ☐ No

If yes, describe those matters which form part of your application.

a) The layout of the site	☐ Yes	☐ No
b) The number, siting, design and external appearance of the building.	☐ Yes	☐ No
c) The landscaping of the site.	☐ Yes	☐ No
d) The means of access to the site.	☐ Yes	☐ No

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(d) Permission for continuance of use without compliance with a condition imposed on a planning permission. ☐ Yes ☐ No If yes, state the number of the planning permission and the condition number:

a) Planning permission number

b) Condition number

3. (a) Full **address or location** of the land to which application relates.

Full Name:

Address: LAND AT MYRTLE GROVE
COTTAGE
PATCHING WORTHING
WEST SUSSEX

Post Code BN13 3XL

(b) State whether applicant owns or controls any adjoining land. ☒ Yes ☐ No If yes, this land must be edged blue on the location plan.

(c) Area of site. 0.16HA hectares/sq.metres*

*Dimensions of the application site and distances from new buildings to boundaries must be clearly indicated on plans in metres.

(d) Description of proposed development
(If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats.

PA/15/06/

DEMOLITION OF L-SHAPED TIMBER/CORRUGATED METAL STABLES ADJACENT STORAGE SHED AND 2NO. STABLES ADJACENT TO MYRTLE GROVE COTTAGE & THEIR REPLACEMENT WITH A SINGLE STOREY L-SHAPED TIMBER BARN FOR THE ACCOMMODATION OF EQUESTRIAN VISITORS TO THE SOUTH DOWNS WAY (HORSE BED & BREAKFAST) AND THE RETENTION OF 4 EXISTING STABLES ADJACENT FOR VISITORS HORSES AND STORAGE.

Outline application for the demolition of L shaped timber/corrugated metal stables adj storage shed & 2no. stables adj to Myrtle Grove Cottage & their replacement with a single storey L-shaped timber barn for the accommodation of equestrian visitors to the South Downs Way (Horse Bed & Breakfast) & the retention of 4 existing stables adj for visitors horses & storage (This is a Departure from the Development Plan)

(e) State whether the proposal involves:

(i) New building(s) or structures(s) ☒ Yes ☐ No

(ii) Alteration or extension of existing buildings ☐ Yes ☒ No

(iii) Change of use only ☒ Yes ☐ No

(iv) Construction of a new access to a highway
Vehicular ☐ Yes ☒ No
Pedestrian ☐ Yes ☒ No

(v) Alteration of an existing access to a highway
Vehicular ☐ Yes ☒ No
Pedestrian ☐ Yes ☒ No

(vi) Closure of existing access ☐ Yes ☐ No

(vii) A Building of Special Architectural or Historic interest or demolition within a conservation area. If yes, a seperate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary. ☐ Yes ☒ No

(viii) Any public Right of Way existing within the site. ☒ Yes ☐ No

To be retained

Recreational stables with associated parking & storage

4. Particulars of Use of Buildings or Land:

(a) Present use: Recreational stables with associated parking & storage

(b) If vacant, the last use

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5. Additional information

(a) Is the application for industrial, office, warehousing, storage, shopping, commercial purpose or places of public assembly? (see note 5)	☒ Yes	☐ No	If yes, complete part 2 of form CP1. Is the application accompanied by an industrial Development Certificate? ☐ Yes ☐ No
(b) Is the application for the mining or working of minerals?	☐ Yes	☒ No	If yes, complete part 4 of form CP1.
(c) Is the application for an agricultural dwelling or building?	☐ Yes	☒ No	If yes, complete part 6 of form CP1.
(d) Does the proposed development involve the demolition of any residential units?	☐ Yes	☒ No	If yes, How many units? (please indicate their positions on plans)
(e) Does the proposed development involve the felling of trees?	☐ Yes	☒ No	If yes, please indicate their position on plans.
(f) Is this an application for joint development, i.e. where the local planning authority has an interest in the development?	☐ Yes	☒ No	If yes, please specify interest ☐ Existing ☐ Proposed

6. Plans (See Note 6) N.B. 6 sets of all drawings required. List of drawings and plans submitted - indicate drawing numbers and scales

Please see document list attached

7. Fees (See Note 7).
If a fee is to be submitted please give the amount. £530

8. It is important that this application is signed and dated

Signed: Lenson Planning Ltd Date: 10 / 07 / 2006

on behalf of Avril Jenkin *(insert applicants name if signed by an agent)*

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

N.B. A signed Certificate MUST accompany this application. (See Note 9).

Certificate A

If the applicant is the owner (a) the following certificate should be completed and signed
(a) 'Owner' means a person having a freehold or a leasehold interest of which not less than 7 years remain unexpired

I hereby certify that:

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates on the day 21 days before the date of the accompanying application.

*2. None of the land to which the application relates is, or is part of, an agricultural holding.

~~*3. *I have/ the applicant has given the requisite notice to every person other than *myself/himself who on the day 21 days before the date of application was a tenant of any agricultural holding any part of which was comprised in the land to which the appllication relates, viz:-~~

**Delete where inappropriate*

Name of Tenant	Address at which Notice was served	Date on which Notice was served

Signed: Lenson Planning Ltd Date: 10 / 07 / 2006

on behalf of Avril Jenkin *(insert applicants name if signed by an agent)*

DATA PROTECTION

The information contained in this form will be used by Arun District Council for the purposes indicated and will be further used or transferred to other organisations or individuals, only as the law permits.

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PLANNING APPLICATION FORM PART 2

For Official use only

App No: PA/15/06

Date: 12/7/06

Additional information required in respect of Applications for industrial, office, warehousing, storage, shopping, commercial purposes or places of public assembly.

6 copies of this form should be submitted.

N.B. Please ensure that all measurements are in metric and use GROSS figures only (external measurement).

1. In the case of industrial development, give a **description** of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.

NA

2. Name and present address of proposed **occupier**.

A V R I L J E N K I N

M Y R T L E G R O V E C O T T A G E

P A T C H I N G

W O R T H I N G

W E S T S U S S E X

Post Code: B N 1 3 3 X L

3. Is the proposal related to an **existing** use on or near the site? ☒ Yes ☐ No

If so, please explain the relationship.

REDUCTION OF EXISTING STABLING AND MOVEMENTS ASSOCIATED WITH RECREATIONAL USE OF 16 STABLES TO FORM HORSE BED AND BREAKFAST ACCOMODATION WITH 4 NO ASSOCIATED STABLES WITH ACCESS TO SOUTH DOWNS WAY,

4. Is this a proposal to **replace** existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☒ Yes ☐ No

If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.

Replaces existing barn with a smaller barn and change of use from recreational stables to Horse Bed and Breakfast accommodation(siting,design,ext appearance,landscaping and access reserved for future consideration) The storage shed and two remaining stables are also proposed to be removed.

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5. Details of **floor areas** and uses

	Existing Floor Spaces or use (if any)	Proposed New Floor Space or use	Total Floor Space (allow for any space lost)
(a) What is the amount of industrial floor space?	____ m^2	____ m^2	____ m^2
(b) What is the amount of office floor space?	____ m^2	____ m^2	____ m^2
(c) What is the amount of retail floor space?	____ m^2	____ m^2	____ m^2
(d) What is the amount of storage or warehousing floor space?	____ m^2	____ m^2	____ m^2
(e) Other uses (please specify)	See Plans - D2402-001, 2, 3, 4 & 5		
L shaped barn	____ m^2	____ m^2	____ m^2
	____ m^2	____ m^2	____ m^2
TOTALS	____ m^2	____ m^2	____ m^2

6. **Staff**

	Office (M)ale / (F)emale	**Industrial** (M)ale / (F)emale	**Other Staff** (M)ale / (F)emale
(a) Number of staff in existing premises on the site?	(M) ____ (F) ____	(M) ____ (F) ____	(M) 1 -2 (F) ____
(b) How many new staff will be employed on the site as a result of the development?	(M) ____ (F) ____	(M) ____ (F) ____	(M) 0-1 (F) ____
(c) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.	(M) ____ (F) ____	(M) ____ (F) ____	(M) ____ (F) ____

see enclosed business plan

7. **Place of Public Assembly**
In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, etc. please specify

(a) seating capacity ____

(b) bar floor area ____ m^2 N/A

(c) bedrooms ____

8. What provisions have been made for the **parking**, loading and unloading of vehicles within the curtilage of the site?
As existing

(Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes).

See Plan D2402 004

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9. What is the estimated vehicular **traffic** flow to the site during a normal working day?

(Please include all vehicles except those used by individual employees driving to work).

10 to 15 two way trips by recreational riders per day at present

Proposed use will be significantly lower than existing TBA as a reserved matter

10. What is the nature, volume and proposed means of disposal of any trade effluent or trade **refuse**?

NA Dung only as existing

11. Will the proposed use involve the use of storage of any materials of type and quantity mentioned in note 11?

☐ Yes ☒ No

If Yes, state material and approximate quantities.

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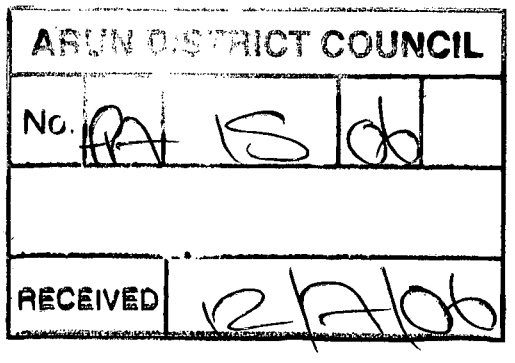
35 The Avenue
Southampton
Hampshire
S017 1XN

Tel: 02380 820111
Fax: 02380 820119
lennonplanning.co.uk
southampton@lennonplanning.co.uk

Our Ref: RJ/as/LPS-2402A

10th July 2006

Planning Services
Strategy Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Sirs

Outline Planning Application for Horse Bed and Breakfast
Land adjacent to Myrtle Grove Cottage, Patching, Worthing, West Sussex, BN13 3XL

On behalf of our client Avril Jenkin, please find enclosed an Outline Application comprising of the following:

- 6 No. copies of Planning Application Forms
- 6 No. copies of Supporting Documents:
  1. Site Location Plan 1:35000 (Context)
  2. Site Location Plan 1:5000 (Blue Line)
  3. Site Location Plan 1:1250
  4. D2402-003 (Existing Uses Plan and Photos)
  5. D2402-001 (Existing Barn Layout)
     D2402-002 (Proposed Barn Layout – Indicative)
     D2402-005 (Existing Stables to be retained)
  6. D2402-004 (Illustrative Site Layout)
  7. Letter based Affidavits associated with existing on-site uses
  8. Business Plan
- Cheque for £530 (The Planning Application Fee).

The Application is in outline, with all other matters reserved for future consideration. The Applicant wishes to establish the principle for that proposed before submitting more detailed proposals under Reserved Matters Applications.

The site is located within the Sussex Downs AONB on Myrtle Grove Farm, off the A280 Long Furlong Road, to the north of Patching. This has easy access to Bridleways and the South Downs Way to the West.

Myrtle Grove Cottage forms one of a collection of dwellings, buildings and structures historically associated with Myrtle Grove Farm. This and 3 other dwellings are reported to have been sold away from the farm between 1994 – 1996.

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The cottage comes with 24 acres of land, 16 stables, storage sheds, dung storage areas, parking fore courts/hardstandings and privately owned stables to the rear of the cottages private garden (see document 4).

The proprietor has maintained and serviced the stables for the recreational enjoyment of friends and family for over 12 years (see document 7). However, the buildings are becoming costly and too large to maintain by the proprietor on her own. As a consequence, the Applicant seeks to scale back existing buildings and create a small equestrian Bed and Breakfast business to assist in funding the day to day maintenance and up-keep of the land and associated structures. This would be accommodated within existing buildings on site, which would be reduced in scale and improved upon in design and materials. This would provide limited B&B facilities for approximately 4 horses and their riders, enabling them to enjoy the local bridleways and, in particular, the South Downs Way. The net impacts would be lower than existing on-site uses, both visually and in terms of traffic, and a small equine tourism related business created to assist diversification and re-use of existing buildings.

It is hoped that once up and running, the business would generate a vacancy for an on-site manager to run the business and allow the Applicant to retire and take a less hands on role in the day to day running of the business. There may also be limited employment opportunities for a cook and a cleaner (see document 8).

An outline of existing on-site uses and the proposed application is set out below.

Existing On-site Uses

The Application site is presently occupied by an L-shaped timber and corrugated metal barn (see document 3 and 4). This is over 50years old and was formerly an old cattleshed with associated storage. This was cleared out and 11 stables and a storage area constructed from 1991-1994. Only 4 of these stables had formal permission in 1994 under PA/1/94. However, the passage of time (both 4 and 10 years rules) is considered to have made such structures/uses lawful.

The stables have been used continuously for recreational stabling of horses by friends and family from 1994 to the present day (see document 7). The L-shaped barn is therefore long since established in the landscape by virtue of its former and present uses over the last 50 years. The reduction and re-use of this structure is therefore considered an acceptable principle.

To the north of the L-shaped barn lay a more modern stand alone storage shed, used as ancillary storage for the stables. This was placed on the land since 2002 and is proposed to be removed in the application proposals.

To the north of the storage shed lays a rectangular row of 4 stables and a dung storage area. Three of these stables were granted permission in 1989, with the forth added without planning permission in 1993. All four stables, including the dung area, have been constructed and used for the recreational stabling of horses for over 12 years (see document 7). These would be retained in the application proposals for the use by those staying at the B&B within the L-shaped barn.

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Opposite the four stables lay two stables, both constructed without planning permission. One of these is reported to have been constructed in or around 1994 and the other shortly after 2001. Both of these stables are proposed to be removed in the application proposals.

The existing parking forecourt serves all 16 stables, Myrtle Grove Cottage and No. 128a at present and has been used continuously as such since 1994 (see document 7), by visitors to the stables (owners, farriers, vets, hay/supplies deliveries etc), the cottages and occasionally by the public to gain access to the South Down Way. (although there is a public footpath designated for this purpose). The proposed use will utilise the existing parking courts, albeit for a reduced intensity use.

The Proposal

The proposals seek to re-use existing buildings and reduce their overall scale, intensity and hence impact on the countryside, and replace them with a small scale horse B&B business for up to 4 horses and their riders. This will respect and enhance established countryside development principles, in a manner that recognises the economic needs of the rural population.

The rationale for the above has had full regard to pertinert planning policy guidance within PPS7 – 'Sustainable Development in Rural Areas', PPG21 – 'Tourism' (1992) and Adopted Arun Local Plan Policy DEV5 – 'Horse Related Development'.

PPS7, at paragraph 32, endorses the need to support equine related activities that are capable of sensitively respecting and maintaining the environmental quality and character of the Countryside. In particular, support is given to the re-use of existing buildings for small-scale horse enterprises (defined to be enterprises involving up to 10 horses) that provide a useful form of diversification. The proposals will clearly result in a marked decrease in countryside impacts, both in terms of reduced visual impact and those associated with the coming and going of vehicles, and would come well within the definition of a 'small scale horse enterprise'.

Policy DEV5 of the adopted Local Plan provides criteria for such developments. The proposals herein comfortably satisfy all of these criteria. The proposals are to remove the stand alone shed and two stables, re-use the existing block of 4 stables and demolish and re-build the L-shaped barn to form a similar but smaller structure on the same footprint, with higher quality materials in keeping with the area. The site is extremely well related to the existing bridleway network, with direct access to the South Downs Way.

The site will have a less intensive use on it, and hence there will be a net benefit to the area both visually and in terms of noise and disturbance caused by vehicles coming and going to the site.

Finally, a business plan has been produced to illustrate the business proposed and its likely day to day running requirements. It is proposed that the proprietor (Avril Jenkin – Myrtle Grove Cottage) will run the business until such time as revenues can support a on-site manager, cleaner and cook, at which time the proprietor will take a less hands on role. This will assist in generating limited local employment, which further complies with the objective of PPS7 within respect to rural enterprises.

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I trust the above and that enclosed provide sufficient background to conclude the acceptability of that proposed. However, please feel free to contact me should you require further information in support of this application.

In the interim I trust the enclosed is satisfactory and I look forward to receiving your acknowledgement in due course.

Yours sincerely

Ryan Johnson BA (Hons) DipTP MRTPI
ASSOCIATE DIRECTOR
☎ 02380 820114
✉ rjohnson@lennonplanning.co.uk

Cc: Avril Jenkin – Myrtle Grove Cottage

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-Documents-

Document 1:	Site Location Plan 1:35,000 (Context)
Document 2:	Site Location Plan (Blue Line) - (1:5000)
Document 3:	Site Location Plan 1:1250 (Red Line)
Document 4:	D2402-003 (Existing Uses) – including photos
Document 5:	D2402-001 (Existing Barn Layout) D2402-002 (Proposed Barn Layout – Indicative) D2402-005 (Existing Stables to be retained)
Document 6:	D2402-004 (Illustrative Site Layout)
Document 7:	Letter based Affidavits associated with existing on-site uses.
Document 8:	Business Plan

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