



TO: Planning Committee South
BY: Head of Development
DATE: 16 January 2018
DEVELOPMENT: Proposed erection of single storey training/accommodation building for agricultural and butchery courses
SITE: Downsview Farm Clay Lane Cootham West Sussex RH20 4HL
WARD: Chantry
APPLICATION: DC/17/2639
APPLICANT: **Name:** Mr Richard Scott **Address:** Downsview Farm Clay Lane Cootham West Sussex RH0 4HL

REASON FOR INCLUSION ON THE AGENDA: At the discretion of the Head of Development

RECOMMENDATION: Grant permission subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 Planning permission is sought for the erection of an agricultural training building within the grounds of the yard of the farm, formed of a 19m wide by 6.2m deep pitched roof building with an eaves height of 2.5m and ridge height of 3.6m. The building would be used of teaching and training butchery courses in relation to the use of the farm, hosting overnight accommodation, kitchen areas, bathroom/WCs, and training rooms.
- 1.2 The application site straddles separate Planning Authority's, the South Downs National Park (SDNP) and Horsham District Council (HDC). It has therefore been necessary to submit a planning application to each Authority, with the accompanying SDNP application also included on this agenda under reference SDNP/17/02595/FUL.

DESCRIPTION OF THE SITE

- 1.3 The application relates to a working farm located partly within the South Downs National Park but also within the adjoining countryside of Horsham District, south-west of the built up area of Storrington. The application site consists of a working yard to the farm, which is accessed via a track from Clay Lane, and hosts an existing cold store and other associated agricultural outbuildings. To the north, a natural bund screens the site, and includes established shrubs and trees on a raised grassed verge to the south.

2. INTRODUCTION

STATUTORY BACKGROUND

2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF 2015)

Policy 1 - Strategic Policy: Sustainable Development

Policy 3 - Strategic Policy: Development Hierarchy

Policy 7 - Strategic Policy: Economic Growth

Policy 9 - Employment Development

Policy 10 - Rural Economic Development

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 30 - Protected Landscapes

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 40 - Sustainable Transport

Policy 41 - Parking

2.4 RELEVANT NEIGHBOURHOOD PLAN

There is no made plan within this Parish.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/11/0751 Cold store facility to store approx. 50 - 60 carcasses per week, installation of an emergency super silent generator, toilet, changing area and 2 No. deep freezes Approved 13-MAY-2011

DC/08/1741 Prior notification to erect 5 feed bin stores Approved 18-AUG-2008

3. OUTCOME OF CONSULTATIONS

3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

INTERNAL CONSULTATIONS

3.2 **HDC Environmental Health:** No objection.

OUTSIDE AGENCIES

3.3 **WSCC Highways:** No objection.

PUBLIC CONSULTATIONS

3.4 **Storrington and Sullington Parish Council:** Objection, the application entails retention of a previously approved but temporary structure.

3.5 Three letters of representation were received, objecting to the proposal on the following grounds:-

- Will interrupt tranquil setting
- Concerns of over commercialisation on the site
- The proposal fails to enhance the character or setting of the SDNP
- The application fails to provide reasonable justification

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

Principle and Use

6.1 The site is located outside of the defined built up area, and is therefore considered to be located within the countryside. Policy 26 of the HDPF states that development will not be permitted unless it is considered essential to its countryside location and does not lead, either cumulatively or individually, to a significant increase in the overall level of activity in the countryside.

6.2 Policy 10 of the HDPF relates to rural economic development, and states that enterprise within the district will be encouraged in order to generate local employment opportunities and economic, social, and environmental benefits for local communities. In the countryside, development which maintains the quality and character of the area, whilst sustaining its varied and productive social and economic activity, will be supported in principle. Any development should be appropriate to the countryside location.

6.3 The application proposes to diversify the existing agricultural use on the site, by utilising a building (adjacent to the existing cold store building) for teaching butcher courses to farmers and members of the public. The proposed use would be contained within the building and existing operations on the site would not be affected. Whilst the provision of an associated agricultural facility open to the public on the site would result in the increase in trip generation to the farm, the proposed use on the site is not considered to be of a scale that would result in an adverse increase in activity within the countryside. Further to this, the proposed use of the site would result in a reasonable diversification of the existing agricultural use, which in principle would demonstrate some local economic benefits. With this in mind, the principle of the application is therefore accepted.

6.4 Neighbouring concerns regarding to the provision of accommodation within the building are noted. However, there is no indication that the accommodation would be used for permanent residential use, and the nature of the use can be controlled via condition.

Visual Impact and Setting

- 6.5 Policy 30 states that development within or near the Sussex Downs that would adversely affect the character, quality, views, distinctiveness, or threaten the public enjoyment of these landscapes will not be permitted.
- 6.6 Policy 33 relates to general development principles. It seeks to ensure that development proposals make efficient use of land, integrate effectively with the character of the surrounding area, use high quality and appropriate materials, retain landscaping where feasible (and mitigate loss if necessary) and ensure no conflict with the character of the surrounding town or landscape.
- 6.7 The proposed training building would be sited adjacent to the existing cold store building within the yard of the holding, measuring 19m in width, 6.2m in depth, and would host a pitched roof with an eaves height of 2.5m and a maximum ridge height of 3.6m. Though large, the proposed building would be comfortably accommodated within the large yard of the farm and would be sited close to an existing building on the site – thus consolidating the built form to one area. The pitched roof and simple plan form of the proposed building is considered appropriate for its setting, which if of a scale and massing is sympathetic with the site and wider surroundings, and would not appear out of context within the rural setting.
- 6.8 The shorter side of the building would be visible from the approach track from Clay Lane, in which the longer side of the building would run parallel to the raised bund to the northern boundary of the site. Given the topography and screening surrounding the application site, coupled with the orientation and relatively low height of the proposed building, views of the building would be largely obscured from view from the north and south, which is within the ownership of the applicant. With this in mind, the proposed building would not result in any harm to the character and appearance or the quality, views, distinctiveness, or threaten the public enjoyment of the South Downs National Park, in accordance with Policy 30 of the HDPF. A condition is recommended to secure further details of the building's appearance and materials.

Impact on Amenity

- 6.9 Policy 33 states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.
- 6.10 Given the site's isolated location within the countryside, in which the proposed building would not directly neighbour any residential dwellings, the proposed training building would not result in any adverse harm to neighbouring amenity by way of overshadowing or overlooking. Further to this, given the low scale operation of the proposed dwelling, coupled with the existing use of the adjacent cold store, the proposed building would not result in any undue harm by way of noise or smell nuisance detrimental to neighbouring amenity. The application is therefore considered in accordance with Policy 33.

Transport and Parking

- 6.11 Policy 40 relates to transport and access, which states that development should be of a scale that is appropriate to its location, and provides a safe and adequate means of transport.
- 6.12 The proposed training building would be accessible via the existing access to the farm from Clay Lane, in which WSCC Highways have stated access provides adequate and safe visibility and space for cars to access and exit the site, in which the area leading to and surrounding the application site provide ample space for cars to turn. No alterations to the highway are required to accommodate the use of the building.

- 6.13 As noted, the proposed use on the site would generate additional trips to the farm. In addition to this, the site is not within a sustainable location for access via public transport – as such, it is more than likely that users will be required to drive to the site. Given the use and location of the proposed building/use, the proposal is not likely to generate adverse additional trips. Whilst provision of parking has been indicated on the proposed plans, the application lacks a detailed parking arrangement, and does not indicate the expected level of custom, or the ways in which this will be controlled. Though the principle of the application is accepted, on transports grounds, a condition is attached to ensure that a parking detailed arrangement and management plan is submitted and approved prior to the occupation of the development.
- 6.14 The applicant has advised that courses will run throughout the year, in which accommodation would be included as part of the course, and would accommodate 3-6 people per week. The proposed level of custom indicated is not considered to result in a harmful increase in traffic movement from the site, nor amount to any increased risk on the safety of the highway. With this and the above in mind, the proposal is considered in accordance with Policies 40 and 41 of the HDPF.

Other considerations

- 6.15 The comments of Storrington Parish Council regarding the unauthorised presence of a mobile home on the site are noted. The mobile home in question is unauthorised, having been granted temporary planning permission in connection with planning permissions DC/10/0785 and SDNP/14/00249/FUL, and is subject of a Planning Compliance investigation. The applicant has indicated that the shell of this mobile structure would be adapted to accommodate the use proposed by this current application. The removal of the mobile home is not though linked to this application and can be secured through enforcement action, if necessary.

Conclusion

- 6.16 The proposed development is considered to be appropriately integrated with the character of its surroundings, and would not result in any adverse impact on the quality or enjoyment of the views of the South Downs National Park. Officers therefore recommend the application for approved, subject to the satisfaction of the listed conditions.

7. RECOMMENDATIONS

It is recommended that the application be granted subject to the following conditions:

- 1 A list of the approved plans.
- 2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental 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 33 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** Prior to the occupation of the proposed training hereby permitted, a detailed parking arrangement plan, indicating the proposed parking area to the site, including a statement detailing the proposed expected customer movement to and from the site, stating how movement will be managed, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details prior to the commencement of the approved use and shall be retained as such thereafter.

Reason: As this matter is fundamental to enable the Local Planning Authority to control traffic movement to and from the site, in the interests of amenity by endeavouring to achieve sustainable transport in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** The hereby approved building shall only be used for the provision of agricultural and butchery courses, and associated accommodation, in association with the agricultural holding of Downsview Farm.

Reason: The site lies in an area where, in accordance with Policy 26 of the Horsham District Planning Framework (2015), development unrelated to an essential rural activity would not normally be permitted.

- 6 **Regulatory Condition:** The residential accommodation within the hereby approved building shall be occupied solely for purposes ancillary to the primary use of the building for agricultural and butchery courses, and shall not be used as a separate or permanent unit of residential accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** In the event of the building hereby permitted ceasing to be used in connection with the agricultural use of Downsview Farm, it shall be removed from the site and the land shall be restored to a condition which has previously been agreed in writing by the Local Planning Authority.

Reason: The site lies in an area where, in accordance with Policies 26 and 33 of the Horsham District Planning Framework (2015), development unrelated to an essential rural activity would not normally be permitted.

- 8 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than that shown on the approved plans. Any external lighting that is installed with the permission of the Local Planning Authority shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).