



Parish: Kirdford	Ward: Loxwood
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**KD/20/00457/COU**

<b>Proposal</b>	Change of use to wellness retreat (Sui Generis) alongside residential use (Class C3).		
<b>Site</b>	Herons Farm Village Road Kirdford RH14 0ND		
<b>Map Ref</b>	(E) 501739 (N) 127123		
<b>Applicant</b>	Lucy M Connor	<b>Agent</b>	Mr Peter Cleveland

**RECOMMENDATION TO DELEGATE TO OFFICERS**

		
	<p><b>NOT TO SCALE</b></p>	<p>Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803</p>

**1.0 Reason for Committee Referral**

1.1 Parish Objection - Officer recommends Permit

**2.0 The Site and Surroundings**

2.1 Herons Farmhouse is a large detached Grade II listed building situated to the north of the village and the Foresters Arms PH. The property lies outside the settlement boundary of Kirdford and the Conservation Area.

- 2.2 The listed building is set in generous, landscaped grounds, including a large pond surrounded by farmland. There are historic farm buildings in situ to northeast and north of the farmhouse, including large a Sussex barn and most are currently used in association with the main house.
- 2.3 Access to the property is via a single-track lane, initially shared by the Foresters public house and six other dwellings. This then leads to a private driveway approximately 75 metres long to the property. A public footpath skirts the eastern and northern sides of site, affording glimpsed views of building group through largely well-established hedgerow.

### 3.0 The Proposal

- 3.1 The application seeks planning permission for a change of use of the property to enable the applicant to offer wellness and mindfulness courses on a low-key, part-time basis alongside the existing residential use. The activities associated with this use would take place within the existing Sussex barn to the north of the farmhouse. The applicant also wishes to have the ability to offer bed and breakfast accommodation in connection with this use in the main farmhouse.

### 4.0 History

95/01189/FUL	REF	Erection of a tennis court and enclosure fencing.
95/01394/LBC	PER	Renewal of existing doors.
96/00035/FUL	REF	Erection of a tennis court and enclosure fencing.
06/00387/ELD	REF	Use of land as curtilage to residential property.
15/03035/ELD	REF	Establish use of land forming part of the garden of Herons Farm for over 20 years as residential.
15/03803/LBC	PER	Internal alterations to entrance lobby store room, division of first floor bathroom into 2 no. ensuites including the in-fill of existing door and addition of ensuite in first floor bedroom.
20/00458/LBC	PER	Replacement internal doors.

### 5.0 Constraints

Listed Building	Yes
Conservation Area	No
Rural Area	Yes
AONB	No
Tree Preservation Order	No
EA Flood Zone	
- Flood Zone 2	No
- Flood Zone 3	No
Historic Parks and Gardens	No

## **6.0 Representations and Consultations**

### **6.1 Parish Council**

#### *Further comments*

We write regarding the above application, and in the light of the new constraints related to water neutrality in the Sussex North Water Zone, as outlined in the September 2021 Position Statement issued by Natural England and hosted on Chichester District Council's website.

This change of use application proposes to host Wellness courses for groups of clients, with overnight stays for its guests. Consequently, there would be a significant increase in the number of people attending and staying at Herons Farm, and would incur increased water consumption of the following non-exhaustive list; eating, drinking, flushing toilets and having showers for overnight stays, washing machines, dishwashers and parallel usage of industrial kitchen in the barn.

Given the above Natural England guidance regarding water neutrality, we would expect supporting criteria and documentation for assessment in an HRA relating to the increased water consumption.

This criteria would include estimated increase in water usage based on the expected number of people staying, and additional ancillary water consumption related to other Wellness Activities, e.g., use of the existing swimming pool as part of the wellness activity. What increased water consumption would be estimated for this?

The HRA would be expected to demonstrate water neutrality as part of the Appropriate Assessment and be compliant with the NE guideline of 85 litre/person/day.

#### *Further comments*

The Parish Council's position remains to OBJECT to this change of use and would like to point out a number of reasons:

1. The reduction in the number of participants does not in any way mitigate the impact of traffic movements. CDC has no powers to limit the number of courses, and frequency and indeed which days of the week and time of day they occur. If courses/classes are hourly, that could be 8 vehicles leaving and another 8 arriving for the next class. This in theory, COULD happen all day long. Furthermore, the change of use is not limited to the individual who may at any time change their business plan and/or sell their property to someone else with a totally different intent. The business case compromises are not a compromise at all as they are not enforceable.
2. The access route to Herons Farm is wholly inappropriate for this type of use. It's a single access track which is not constructed for commercial use, as is evident by the annual need to fill in potholes caused by service vehicles (refuse collection and delivery drivers)

3. The property remains a listed building, on agricultural land, where previous attempts by the owners to apply for change of use of the fields in order to build a tennis court were REJECTED by CDC.

- 95/01189/FUL (1995) - Erection of a tennis court and enclosure fencing - REFUSED,
- 96/00035/FUL (1996) - Erection of a tennis court and enclosure fencing - REFUSED
- 06/00387/ELD (2006) - Use of land as curtilage to residential property - REFUSED
- 06/09991/PE (2006) - Proposed tennis court - Not supported

4. Enforcement - We find that it is wholly inappropriate to force the Parish into any compromise that may later rely on the very limited powers of the council's enforcement teams and places an unreasonable duty on the village and close residents to police and continually report any breaches.

As a point of context, it might interest you to know that the Applicant has not been at Herons Farm for some months, and the property is on a long term lease. There is, and never has been, any real evidence of the applicant being vested in the community. When you combine these facts with the submission of their land assets to the HELAA register at Chichester it leaves us with no other conclusion than to assume that this application is an exercise to maximise the value of an asset with total disregard for the community.

In addition, we have contracted the services of a specialist solicitor to detail the commercial limitations related to Herons Farm and the use of the shared access. This work is ongoing and legal presentations are expected soon.

We would urge you to please meet with the Parish Council and conduct a site visit before you subject this village to an arrangement that is wholly inappropriate and unsuitable.

#### *Original comments*

Kirdford Parish Council wishes to Object to this application.

Access the access to the property is via a shared lane, communally owned by the residents along it. It is suitable for domestic access only, not suitable for heavy or frequent use. Access limited onsite parking suitable for domestic use. Safeguarding there is no mention about the clientele and their psychological condition that would attend a retreat. Or mention of how risk to the local residents including children might be mitigated. Notification the communication was not sent to all residents affected by the application

Inconsistencies in Application:

- The Planning statement states that, the retreat would allow for participants to partake in yoga, creative arts and group work. The focus and exploration is aimed at attendees who are looking to enjoy a retreat. The proposal would provide a safe space to relax, enjoy the Sussex countryside and experience a stay within the Grade II listed farmhouse. However, in the Business Plan, the list of workshops includes things such as
  - Executive leadership coaching
  - Team building/bonding
  - Corporate packages
  - Masterclasses
  - Seminars
  - CPD days for professionals

- It says that workshops can be tailored to fit the needs of the organisation/groups. It is not clear what some of these activities entail. For example, it includes CPD (Continuing Professional Development) so presumably that means one could go along if there was a course or seminar that was relevant to being a Parish Clerk. That does not describe a wellness retreat. It is like a mini conference centre, not a tourism related proposal. It is more of a leisure application. Benefits to local economy / businesses therefore likely to be limited.
- Concerned that it is not just for retreat type activities, but also for corporate uses, team building uses, seminars, etc. Very wide ranging.
- Concerned that it will evolve into a more leisure / hotel type use which would not be appropriate for this setting.
- Increased traffic movements to and from site. Noise and disturbance will affect residents quiet enjoyment of the countryside and public rights of way that pass through the property and immediately next to the buildings.
- Whilst the intention is to use public transport, that would still involve many vehicle movements backwards and forward to the station. Also, it is inevitable that some people will arrive by car, which is not something that be easily enforced. How will this be monitored/policed?

## 6.2 WSCC Local Highway Authority

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111) and that there are no transport grounds to resist the proposal.

## 6.3 CDC Environmental Strategy

Any lighting scheme would have to take into consideration the presence of bats in the local area. It should minimise potential impacts to any bats by avoiding unnecessary light spill through the use of directional light sources and shielding.

We require the installation of a bat box on the south/south westerly facing elevations.

Works to trees or vegetation clearance should avoid the bird breeding season. It is requested that a bird box is installed in a suitable location within the garden.

## 6.4 WSCC Fire and Rescue Service

Provision should be made for either a hydrant or suitable stored water supply. Please condition to that effect.

## 6.5 Third party objection comments

5 third party representations of objection have been received concerning the following matters:

- a) Access limited to single width track - unsuitable
- b) Additional traffic movements - how is this to be managed?
- c) Responsibility for upkeep of shared section of access
- d) Loss of tranquillity
- e) Irreversible impact
- f) Commercial nature of proposals in this location inappropriate.

## 6.6 Third party support comments

1 third party representation of support has been received concerning the following matters:

- a) Use would not compromise ambiance of the village or surroundings
- b) Traffic movements generated would be minimal
- c) Use would contribute positively on health and well-being
- d) This is a small-scale use that will have minimal impact

## 6.7 Applicant/Agent's Supporting Information

The applicant/agent has provided the following support information during the course of the application:

The Parish Council may be ill-informed as to the nature of the retreat. The use of the term 'classes' that is used does not well serve any of the functions of the site. The site is not run in 'sessions' and will instead relate to workshops or retreats. There will be no concurrent retreats or workshops, and the use of the site will relate to either 1 residential retreat per week, or 2 1-day workshops per week.

The use of the site relates to Mindfulness and Growth practises of individuals. This is through meditation, yoga, discussions, conversations and artistic expression. The site has educational and therapeutic benefits to individuals.

None of the activities at the site will generate any harmful noise or disturbance from the site.

The nature of the retreat, and the workshops is personal, and therefore incredibly confidential. Retreats and workshops cannot be run alongside one-and-other, and their attendance will be limited to the parties involved. For example, should a business send only 6 employees to the retreat, then the theoretical 2 spare 'places' cannot be taken up by other individuals, due to the aforementioned nature of the retreat.

The use of the site for retreats will be limited to 8 people. For workshops, this will be limited to 10 people. There will not be 'comings-and-goings' from the site over the day. As a result of the use of the site I have set out earlier, there are no 'back-to-back' workshops or retreats, so there would never be more than 8 people at the site.

A personal/temporary permission is considered wholly inappropriate for this application. This would not make financial sense as a result of the significant financial investment required in order to accommodate the proposed use. It is felt that KPC's concerns about the 'lack of control' and 'lack of scrutiny' of the site are of a personal nature, rather than a concern for the Parish itself.

All of the users share responsibility for the lane and its maintenance. I note that the Highway Authority have no objection to this application, nor is maintenance a planning consideration. The vehicular movements will not increase beyond those that could be expected of a normal 6-bed property. Furthermore, the vehicular movements are likely to be less than that of an agricultural farm, or if the dwelling were to be posted online on AirBnB.

The client will be operating the site and can be considered to be involved with the local Kirdford community. The operation of the site will not be a full-time commitment, as it will be ran in addition to other work commitments. Therefore, the use of the site will not be very intense as seems to have been assumed by the Parish. The client understands the special nature and responsibility of the ownership of a Listed Building. This has always been understood and formed part of the initial reasoning for the purchase of the building.

A travel plan accompanies the application encouraging the use of public transport as part of the booking information and providing shuttle bus/transport service to collect guests from existing transport hubs.

It is hoped that this has addressed all of the matters that are felt to be relevant.

In response to the Parish Council's latest comments, it can be stated that there is no change to the water usage of the site. The amount of people using the site (and therefore the related water usage) is achievable under its existing use as a large family home. The comments by the Parish do not raise any activities which are not undertaken at a large family home. For example, the water usage of the swimming pool does not change based on the amount of people using it. The same can be said for the other activities raised.

There will not be an 'industrial kitchen'. As stated previously, the existing kitchen facilities at the site are unchanged.

## **7.0 Planning Policy**

### **The Development Plan**

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. The Kirdford Neighbourhood Plan was made on the 22 July 2014 and forms part of the Development Plan against which applications must be considered.

7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development  
Policy 2: Development Strategy and Settlement Hierarchy  
Policy 3: The Economy and Employment Provision  
Policy 6: Neighbourhood Development Plans  
Policy 8: Transport and Accessibility  
Policy 25: Development in the North of the Plan area  
Policy 30: Built Tourist and Leisure Development  
Policy 39: Transport, Accessibility and Parking  
Policy 45: Development in the Countryside  
Policy 46: Alterations, Change of Use and/or Re-use of Existing Buildings in the countryside  
Policy 47: Heritage  
Policy 49: Biodiversity

Kirdford Neighbourhood Plan

General Policy SD.1: The Presumption in Favour of Sustainable Development  
Policy EM.2 - Nature Conservation Sites  
Policy EM.3 - Conserving and enhancing the historic environment  
Policy DS.2 - Encouraging quality design  
Policy DS.3 - Provision of Off-road Parking Policy R.4 - Tourist accommodation and facilities

Chichester Local Plan Review Preferred Approach 2016 - 2035

7.3 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2036 is now well underway. Consultation on a Preferred Approach Local Plan has taken place and following detailed consideration of all responses to the consultation, it is intended that the Council will publish a Submission Local Plan under Regulation 19 in March 2022. Following consultation, the Submission Local Plan will be submitted to the Secretary of State for independent examination. In accordance with the Local Development Scheme, it is anticipated that the new Plan will be adopted by the Council in 2023. However, at this stage, it is considered that very limited weight can be attached to the policies contained within the Local Plan Review.



## National Policy and Guidance

7.4 Government planning policy now comprises the revised National Planning Policy Framework (NPPF; July 2021). Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

7.5 Consideration should also be given to the following sections: Sections 6, 8, 9, 12 and 16 of the framework are concerned with supporting a prosperous economy, the promotion of healthy and safe communities, sustainable transport, design and the conservation and enhancement of the historic environment respectively. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account. These include paragraphs 84, 85, 92, 110, 111, 130, 197, 199 and 202.

7.6 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Maintain low levels of unemployment in the district
- Prepare people of all ages and abilities for the workplace and support the development of life skills
- Support local businesses to grow and become engaged with local communities
- Encourage and support people who live and work in the district and to adopt healthy and active lifestyles
- Coordinate and promote services that help those living with low level mental health conditions
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

## **8.0 Planning Comments**

8.1 The main issues arising from this proposal are:

- i. Principle of development
- ii. Design and impact upon character of the surrounding area
- iii. Impact upon amenity of neighbouring properties
- iv. Impact upon highway safety and parking
- v. Ecological considerations
- vi. Impact upon heritage assets
- vii. Other matters

## Assessment

### i. Principle of development

- 8.2 The application site lies outside any Settlement Boundary designated in the Chichester Local Plan: Key Policies 2014-2029 (CLP) so it is, in policy terms, in the Rest of the Plan Area. However, it is within close proximity of the village centre and the amenities and services that it can offer. CLP Policy 1 reflects the presumption in favour of sustainable development in the National Planning Policy Framework (Framework). CLP Policy 2 restricts development in the Rest of the Plan Area to that which requires a countryside location, meets an essential local rural need, or supports rural diversification in accordance with CLP Policies 45 and 46. CLP Policy 45 aims to permit sustainable development in the countryside where all of 3 criteria are met, including that the proposal is well related to a group of buildings or located close to an established settlement. The policy acknowledges that some limited and carefully planned development may be acceptable to enable the countryside and local rural communities to evolve and thrive. CLP Policy 46 sets out the criteria that the re-use of rural buildings should meet in order to be supported.
- 8.3 The barn to be used in connection with the use is structurally sound and requires little or no physical alteration and would not result in harm to the special interest or setting of any heritage asset or the wider landscape and is for an economically beneficial use. The use of historic barns in the rural areas is supported by policy 46 which encourages commercial uses over residential. No changes are proposed to the main dwelling or other buildings within the site that would increase the number of people who may stay on the site overnight. It is acknowledged that, a bed and breakfast use of the farmhouse does not involve a change of use where up to 6 people are in residence as a single household.
- 8.4 It is considered that the nature of the use proposed would be a low key commercial use that would make use of the existing listed building dwelling and its associated barn in accordance with CLP policy 46. Therefore the principle of the change of use is considered to be acceptable.

### ii. Design and impact upon character of the surrounding area

- 8.5 Herons Farm buildings are set in generous, well-maintained grounds, separated from other properties by farmland and tree-lined field boundaries. There are no structural alterations envisaged to the existing barn to enable the proposed use to be undertaken and therefore there are no design implications as a result of the proposed development.

8.6 The applicant has highlighted the fact that the number of courses held at any point and the group numbers are very limited, with either up to 2, 1- day courses or 1 residential-type retreat occurring per week, with a maximum of 8 people attending a retreat or 10 people attending each type of workshop offered. It is also stated that it is not intended that the workshops are to be offered throughout the year, but on a part-time basis and alongside the existing residential use of the site. The tutorials involved are dependent upon the relative tranquillity that the property enjoys. These involve yoga, meditation, discussion and artistic expression. Therefore, it would be counterproductive to run these at more intensive levels. It is also the case that the workshops are to be run within the existing building and not externally. Conditions are recommended to ensure that the level of use would not exceed that as detailed within the information submitted in support of the application.

8.7 Therefore it is concluded that the proposed use itself would not have an adverse impact on the character and appearance of the surrounding area. The low-key nature of the use(s) and the aims and objectives of such workshops would be complimentary to the site's rural setting. Nor would the proposed use adversely impact on the special interest or the setting of Herons Farmhouse, a Grade II listed building.

iv. Impact upon amenity of neighbouring properties

8.8 Both the Parish Council and third parties have raised concerns relating to the potential impact of additional traffic movements over a shared access. The first part of the access road is shared with the Foresters Arms and six other properties that have a direct frontage onto it. The remaining 75 metres is gated and provides access to the application site only. There is adequate width to enable two cars to pass up to the Foresters Arms, thereafter the width of the lane reduces to a single track. The applicant has pointed out that the low-key nature of the proposed use would mean that traffic movements would be only marginally higher than expected to be associated with a 6-bedroomed dwelling and less than that of an agricultural farm. With regards to the use of the wider site it is considered that the level of use proposed would not result in a level of noise and activity that would result in significant impacts upon nearby dwellings given the location of the dwelling and associated barn set within a large site and the nature of the proposed uses. It is therefore considered that subject to the recommended conditions the proposal would not cause harm to the living conditions or amenities of nearby residents or the surrounding area.

iv. Impact upon highway safety and parking

8.9 The applicant has been sensitive to this issue and has produced a travel plan to illustrate how any additional activity can be successfully managed without resulting in material harm to the existing amenities or living conditions of adjoining properties. The travel plan would encourage the use of public transport where at all possible and as part of the booking terms the applicant would arrange a shuttle service to pick up and drop off attendees. Once on site the workshops would remain 'self-contained', with no additional movements to and from the site.

8.10 The Highway Authority do not raise objection to the proposal, either on any highway safety matters or on the cumulative impacts on the highway network. It is therefore concluded that subject to conditions controlling the frequency of the use, the maximum number of participants attending and implementation of the travel plan, the traffic demand and activity generated by the use as now proposed would not likely to result in material harm to highway safety or the highway network.

vi. Ecological considerations

8.11 The tree-lined margins of the site to the east and west are identified as part of a wider bat movement network. The site also lies within the Ebernoe Common buffer. The proposal is for a change of use on a site that already experiences a degree of activity and human disturbance given its existing residential status. No alterations to the buildings are proposed and the low-key nature of the proposal means that there would be no impact on roosting or foraging opportunities for bats or hindrance to existing bat movement networks. Activities confined to daylight hours in the main. There is no objection to the proposal from CDC Ecologist, although the consultation response highlighted the need to exercise care over the provision of lighting and looks to enhance opportunities for protected species through incorporation of bat and bird boxes on the site. A condition is recommended to manage lighting on site and also to secure appropriate ecological enhancements.

vi. Impact upon heritage assets

8.12 The use of the Grade II listed building for occasional bed and breakfast use alongside its existing use as a dwelling requires minor internal intervention in the form of the replacement of the contemporary doors with like for like fire-resistant equivalents. These works have been the subject of a separate grant of listed building consent. Whilst these works do not require planning permission (they are not 'development'), as an adjunct to the change of use, they are considered under the duty imposed by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The works would not result in the loss of historic fabric and would preserve the status quo with regard to the contribution the style of door makes to the character of the building. The Principal Conservation and Design Officer has concluded that there is no objection on listed building grounds to resist the proposal. The effect on the character of the listed building is considered to be neutral and therefore there is no conflict with the statutory duty or the objectives of Policy 47 of the Local Plan.

vii. Other matters

*Water neutrality*

8.13 Kirdford lies within the Sussex North Water Supply Zone. Natural England has recently provided guidance on the potential impact of water abstraction on the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites. Developments within Sussex North must therefore not add to this impact and one way of achieving this is to demonstrate water neutrality - i.e. that the use of water in the supply area is the same after development has taken place as it was beforehand. The proposal is for the change of use of one existing building (the barn) to facilitate the running of wellbeing/mindfulness workshops and the provision bed and breakfast accommodation within the farmhouse. There is no net gain in the number of bedrooms (6) or bathroom provision above the existing and therefore the proposal falls below the thresholds set out required to address water neutrality. In overall terms, the status quo would be maintained and therefore considered to have a neutral impact on water use and would not likely to have a significant effect on the Arun Valley designated sites.

Conclusion

8.14 Based on the above, it is considered that the proposed change of use to a mixed use as a C3 and wellness centre (the latter on a part time basis) would not result in demonstrable harm to the character and appearance of the area, residential amenity or highway safety. Nor is it considered that the works would cause harm to or adversely affect the special interest or setting of the listed building, and the proposal would not cause harm in respect of ecological impacts. The proposal therefore complies with the relevant to national and local development plan policies and therefore the application is recommended for approval

Human Rights

8.15 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account and it is concluded that the recommendation to permit is justified and proportionate.

**RECOMMENDATION**

**Approved** subject to the following conditions and informatives:-

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) This decision relates to the drawings referred to schedule of decided plans below:

3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the proposed use shall be limited to a mixed use C3 use and as a wellness centre on a part-time basis providing workshops associated with the provision of wellness and wellbeing courses, including (but not limited to) yoga, mindfulness, meditation and artistic expression only. A register of each course/workshop held, together with the number of attendees present shall be maintained by the owner and shall be kept up to date and available for inspection at all reasonable hours by the Local Planning Authority.

Reason: To accord with the terms of the application and to ensure that the use does not have an adverse impact on the character and appearance of the surrounding area or on residential amenity.

4) The workshops associated with the use of the site as a wellness centre shall take place in the barn (as annotated on drawing number 1279-PA-003) only and no other building unless agreed by way of an application on that behalf by the LPA.

Reason to accord with the terms of the application and to enable the LPA to exercise control over the future use of the site.

5) The use of the application site for workshops in connection as a wellness centre and any associated bed and breakfast provision shall not take place other than over a maximum of two (2) days per week between Monday to Saturday, excluding Sundays and bank holidays, and shall be limited to no more than 10 attendees/guests in any 24-hour period.

Reason: To accord with the terms of the application and to ensure that the proposal does not result in an over-intensive use of the site

6) The use shall not commence until a comprehensive Travel Plan based on the travel plan statement dated 09.10.2020 has been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council as the Local Highway Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document and in accordance with the agreed timescales. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport and to ensure that the use does not have an adverse impact on the character and appearance of the area.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended no external illumination shall be installed on the site other than in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the proposed location, level of luminance and design of the lighting, including measures to prevent light spillage and to direct lights away from hedgerows and trees. Thereafter the lighting shall be maintained as approved in perpetuity. The use shall not be begun until details of a scheme of existing and proposed lighting has been submitted to and approved by the Local Planning Authority.

Reason: to ensure any lighting does not have an adverse impact on bat movement through the site and to ensure that there is adequate safeguarding of the intrinsic rural character of the area.

8) The use hereby permitted shall not commence until a bat and bird box has been installed on existing buildings or trees within the site in accordance with a scheme that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the bat and bird box shall be retained as approved in perpetuity.

Reason: To enhance biodiversity opportunities within the site.

## Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - Existing elevations	1279-PA-008		24.02.2020	Approved
PLAN - Topographical survey	1279-PA-002		24.02.2020	Approved
PLAN - Existing site plan	1279-PA-003		24.02.2020	Approved
PLAN - Existing barn ground floor plan	1279-PA-007		24.02.2020	Approved
PLAN - Existing barn elevations	1279-PA-010		24.02.2020	Approved
PLAN - Existing location, block and ground floor plans	1279-PA-010	REV C	11.03.2020	Approved
PLAN - Existing location, block and first floor plans	1279-PA-011	REV D	11.03.2020	Approved
PLAN - Existing location, block and second floor plans	1279-PA-012	REV C	11.03.2020	Approved

PLANS - Plans PLAN - SUBSTITUTE PLAN: PROPOSED LOCATION & BLOCK PLAN & GROUND FLOOR PLAN	1279-PA-020	Rev 2	22.10.2021	Approved
PLANS - Plans PLAN - SUBSTITUTE PLAN: PROPOSED FIRST FLOOR PLAN	1279-PA-021	Rev 2	22.10.2021	Approved
PLANS - Plans PLAN - SUBSTITUTE PLAN: PROPOSED SECOND FLOOR	1279-PA-022	Rev 2	22.10.2021	Approved
PLANS - Plans PLAN - Substitute plan: location and block plans	1279-PA-001	Rev 1	16.11.2021	Approved

For further information on this application please contact Derek Price on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5QQNDERFV600>