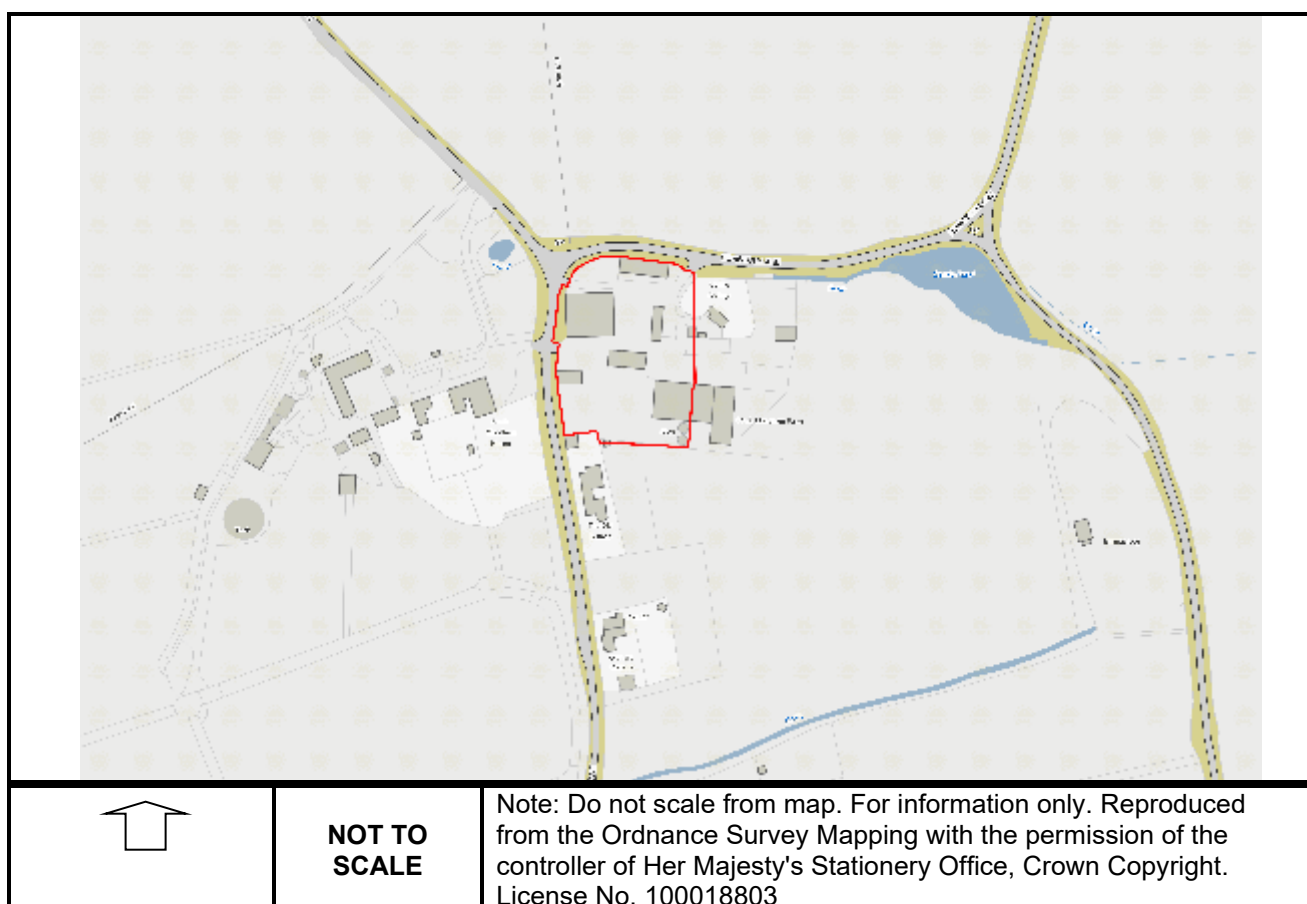


Parish: North Mundham	Ward: North Mundham And Tangmere
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NM/21/03547/FUL

Proposal	Change of use of flint barns to 3 no. residential units and replacement of existing agricultural buildings with 3 no. residential units. Variation of condition 1 (the plans condition, in respect of the internal layout only), and removal of condition 26 (to allow for first floor accommodation within barns 4, 5 and 6), in relation to planning permission 19/00677/FUL		
Site	South Mundham Farm South Mundham Road South Mundham PO20 1LU		
Map Ref	(E) 487847 (N) 100741		
Applicant	J W A Developments Ltd	Agent	Mrs Claire Coles

RECOMMENDATION TO PERMIT WITH S106



**NOT TO
SCALE**

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1.0 Reason for Committee Referral

1.1 Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

- 2.1 The application site comprises a cluster of former agricultural barns, which occupy a parcel of land on the corner of Runcton Lane and Manor Lane. The site lies outside of the defined settlement boundary, within the rural parish of North Mundham.
- 2.2 The site has been subject to various applications in recent years, including several prior approval applications which established the principle of converting the agricultural barns into dwellinghouse. The original flint barns have now been converted, with works also underway with the construction of a new dwelling which replaced a brick and corrugated sheet metal agricultural barn.
- 2.3 The character of the site has since evolved into a pleasant, well-designed cluster of modestly sized dwellings, which are read in conjunction with the wider cluster of residential development which runs southwards along Manor Lane.

3.0 The Proposal

- 3.1 This application seeks to vary an approved planning consent reference 19/00677/FUL. The variations include changes to the internal layout of the buildings (varying condition 1) and the addition of first floor accommodation within barns 4, 5 and 6. The addition of first floor accommodation within barns 4, 5 and 6 seeks the removal of condition 26, which seeks to restrict these barns to single-storey only.

4.0 History

16/01144/PA3Q	NOPA	Part 3, Class PA3Q: Change of use of agricultural building to 2 no. dwellings (C3 Use Class).
18/02629/PA3Q	YESPAR	Prior Approval for a Proposed Change of Use of Agricultural Building to Dwelling House (Class C3) with external alterations.
18/02732/PA3Q	YESPAP	Prior Approval for a Proposed Change of Use of Agricultural Building to Dwelling House (Class C3) with external alterations.
19/00677/FUL	PER106	Change of use of flint barns to 3 no. residential units and replacement of existing agricultural buildings with 3 no. residential units.
19/01714/PA3Q	YESPAP	Notification for Prior Approval for a Proposed Change of Use Agricultural Building to 3 no. Dwelling houses (Class C3) and for Associated Operational Development.

19/01715/PA3Q	YESPAP	Notification for Prior Approval for a Proposed Change of Use Agricultural Building to 3 no. Dwelling houses (Class C3) and for Associated Operational Development.
20/02239/PA3R	YESPAP	Prior Approval - Change of use of existing agricultural barns to storage use.
20/02818/DOC	PER	Discharge of condition 3 from planning permission NM/20/02239/PA3R.
21/02293/FUL	PER	Change of use of flint barns to 3 no. residential units and replacement of existing agricultural buildings with 3 no. residential units - (variation of condition 1 of Planning Permission NM/19/00677/FUL - alterations to plans to reflect the amendments made to the development as built).
21/03544/FUL	PER	Change of use of flint barns to 3 no. residential units and replacement of existing agricultural buildings with 3 no. residential units. (Variation of condition 1 from planning permission NM/19/00677/FUL - Addition of carports to Units 1, 2, 3 and 4).

5.0 **Constraints**

Listed Building	NO
Conservation Area	NO
Rural Area	YES
AONB	NO
Tree Preservation Order	NO
EA Flood Zone	
- Flood Zone 2	NO
- Flood Zone 3	NO

6.0 **Representations and Consultations**

6.1 **Parish Council**

Further comments 17.03.2022

I have consulted with the members of the planning committee and they have confirmed that they wish to uphold their objection to this application, as it is clear, from the minutes of the CDC Planning Committee meeting held on 5 February 2020, that committee members were concerned that the development of new-build floor space should be commensurate with that which would be permitted if the 'fall-back' option of developing one of the then-existing agricultural buildings on the site were to be pursued under permitted development rights. Therefore committee members wished to see a measure which would restrict the

creation of further floor space by creating an upper floor. Our objection reflects the concerns expressed at the meeting and the clear intent to restrict any development to increase floor space at first floor level. It is unfortunate that the Decision Notice implies that this restriction is merely a matter of parking provision, but that was not the underlying reason for imposing a condition restricting first floor development.

Original comments 07.02.2022

North Mundham Parish Council has considered this application and resolved to object.

The applicant has argued, in their agent's letter dated 7 December 2021, that this additional development could be accommodated subject only to the provision of additional parking space, and they allege that parking space was the only reason that floor space was restricted at first floor level. Reference to item 25 in the minutes of the District Planning Committee's meeting held on 5 February 2020 will reveal that it was entirely different considerations that led to the restriction of floor space.

It is clear from the minutes that committee members were concerned that the development of new-build floor space should be commensurate with that which would be permitted if the 'fall-back' option of developing one of the then-existing agricultural buildings on the site were to be pursued under permitted development rights. Such a development would provide no more than 465 square metres. The proposed development as it was presented provided approximately 530 square metres, which represents a slight increase over development of the then-existing Atcost shed of approximately 510 square metres. In accepting this increase, consideration was given to the better layout, form and sustainability measures that would come with a new build.

It is clear from the minutes that committee members wished to see a measure which would restrict the creation of further floor space by creating an upper floor. If this latest application were allowed, it would lead to over-development of the site, and it would set a precedent which would open the flood gates to further similar incremental growth exceeding the baseline of permitted development rights. We therefore ask that this application is refused.

6.2 Natural England

Standing advice provided.

6.3 WSCC Highways

There would be no changes to access or parking in relation to these proposed changes; therefore, the LHA have no further comments to make.

6.5 CDC Drainage Engineer

We can confirm we have no objection to the proposal, as we are satisfied that it will not have a significant impact on either flood risk or surface water drainage.

6.6 Third Party Representations

None received

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. There is no made neighbourhood plan for North Mundham at this time.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:
- 7.3 Chichester Local Plan: Key Policies 2014-2029

- Policy 1: Presumption in Favour of Sustainable Development
- Policy 2: Development Strategy and Settlement Hierarchy
- Policy 4: Housing Provision
- Policy 5: Parish Housing Sites 2012- 2029
- Policy 6: Neighbourhood Development Plans
- Policy 8: Transport and Accessibility
- Policy 33: New Residential Development
- Policy 39: Transport, Accessibility and Parking
- Policy 40: Sustainable Design and Construction
- Policy 42: Flood Risk and Water Management
- Policy 45: Development in the Countryside
- Policy 47: Heritage
- Policy 48: Natural Environment
- Policy 49: Biodiversity
- Policy 50: Development and Disturbance of Birds in Chichester and Langstone Harbours Special Protection Areas
- Policy 51 Development and Disturbance of Birds in Pagham Harbour Special Protection Area

National Policy and Guidance

- 7.4 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2021), which took effect from 20 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 paragraph and sections: Sections 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15 and 16 and Annex 1. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

Chichester Local Plan Review Preferred Approach 2016 - 2035 (December 2018)

7.6 Chichester District Council adopted the Chichester Local Plan: Key Policies 2014- 2029 on 14 July 2015. The Council is currently reviewing and updating its Local Plan as required by Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012, to provide up to date planning policies which are consistent with the National Planning Policy Framework (NPPF) 2021. The Council consulted on the Local Plan Review 2016-2035 Preferred Approach (LPR) document between December 2018 and February 2019 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Following consideration of all responses to the consultation period, the Council anticipates that the Submission Local Plan will be published for consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in July 2022, and that following this the Plan will be submitted to the Secretary of State for Independent Examination. It is currently anticipated that after following all necessary procedures the new Local Plan will be adopted in 2023.

7.7 Relevant policies from the published Local Plan Review 2035 Preferred Approach are:

Part 1 - Strategic Policies

- S1 Presumption in Favour of Sustainable Development
- S2 Settlement Hierarchy
- S3 Development Strategy
- S4 Meeting Housing Needs
- S5 Parish Housing Requirements 2016-2035
- S6 Affordable Housing
- S12 Infrastructure Provision
- S20 Design
- S21 Health and Wellbeing
- S22 Historic Environment
- S23 Transport and Accessibility
- S24 Countryside
- S26 Natural Environment
- S27 Flood Risk Management
- S28 Pollution
- S29 Green Infrastructure
- S31 Wastewater Management and Water Quality

Part 2 - Development Management Policies

- DM2 Housing Mix
- DM3 Housing Density
- DM8 Transport, Accessibility and Parking
- DM9 Existing Employment Sites

- DM16 Sustainable Design and Construction
- DM18 Flood Risk and Water Management
- DM19 Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- DM22 Development in the Countryside
- DM23 Lighting
- DM24 Air Quality
- DM25 Noise
- DM26 Contaminated Land
- DM27 Historic Environment
- DM28 Natural Environment
- DM29 Biodiversity
- DM30 Development and Disturbance of Birds in Chichester, Langstone and Pagham Harbours Special Protection Areas
- DM31 Trees, Hedgerows and Woodlands
- DM32 Green Infrastructure

Other Local Policy and Guidance

7.8 Consideration has also been given to:

- Planning Obligations and Affordable Housing SPD (July 2016)
- Surface Water and Foul Drainage SPD (September 2016)
- West Sussex County Council Guidance on Parking at New Developments (September 2020)

7.9 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:

- Support communities to meet their own housing needs
- Support and promote initiatives that encourage alternative forms of transport and encourage the use of online services
- Promote and increase sustainable, environmentally friendly initiatives in the district

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. Recreational Disturbance

Assessment

i. Principle of development

8.2 The application site lies within the 'Rest of the Plan Area'. As per Policies 2 and 45, developments within the 'Rest of the Plan Area', outside of defined settlement boundaries

must require a countryside location and meet an essential, small scale, local need which cannot be met within or immediately adjacent to an existing settlement.

- 8.3 Policy 45 states that planning permission will be granted for development within the countryside provided that the proposal is well-related to an existing farmstead or group of buildings, and the scale, siting, design and materials would have minimal impact on the landscape and rural character of the area.
- 8.4 The proposed development is a variation to approved application 19/00677/FUL. The approval of 19/00677/FUL was based on comparison with a fall-back position determined by Prior Approval applications previously permitted under Class Q of the General Permitted Development Order 2015 (as amended) for the conversion of the existing agricultural buildings to dwellinghouses. Whilst the application site is within the Rest of Plan Area, where new dwellings would otherwise be contrary to the Local Plan, the existence of the permitted development fall-back and the subsequent approval of 19/00677/FUL means that the principle of development is acceptable, subject to consideration of other material matters, including design and impact upon the character of the surrounding countryside.
- 8.5 This application seeks internal alterations only to allow first floor accommodation within barns 4, 5 and 6 of the permitted schemes, which comprise new buildings located to the west and south of the site. The converted and now occupied barns 1, 2 and 3 to the north and east are not subject of this application.

ii. Design and Impact upon Visual Amenity/Character of Area

- 8.6 Paragraph 130 of the National Planning Policy Framework states that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, and create places with a high standard of amenity for existing and future users.
- 8.7 Policy 33 of the CLP states that planning permission will be granted for new residential development where it can be demonstrated that proposals provide a high-quality living environment in keeping with the character of the surrounding area and its setting in the landscape. Furthermore, proposals must respect and where possible enhance the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, height, size, scale and detailed design. In addition, Policy 45 of the CLP requires proposals within a countryside setting to ensure that their scale, siting, design and materials would have minimal impact on the landscape and rural character of the area.
- 8.8 The proposal seeks no external alterations to barns 4, 5 and 6, but seeks a revised internal layout, including the addition of two bedrooms, bathroom, and storage at first floor level to each of the dwellings, increasing the total number of bedrooms, per dwelling from two to four. The introduction of first floor accommodation would increase the Gross Internal Area (GIA) of each dwelling by approximately 30%, increasing the total GIA for the 3 dwellings from 530 square metres to 695 square metres. This increase in floor area is contained within the existing building envelope, and the additional increase in habitable rooms would not result in any physical changes to the dwellings. The proposal would therefore not result in any visual impact upon the countryside, through the physical enlargement of the buildings.

- 8.9 The proposed first floor bedrooms within the dwellings would meet the nationally described space standards; however, they would have restricted headroom between 2.3m and 1.5m over approximately 70 percent of the floor space. The restricted headroom, whilst capable of providing adequate habitable accommodation, serves to highlight the more modest nature of the first-floor accommodation provided within the existing attic space of the dwellings.
- 8.10 The decision to restrict barns 4, 5 and 6 to single-storey only was borne out of concerns raised by Planning Committee in February 2020 in respects of the proposal enlargement beyond the permitted development fallback and the avoidance of overdevelopment within the countryside setting. The reasoning behind this is appreciated, with the resultant GIA approximately 36 percent greater than the GIA of the former agricultural building (the 'Atcost' Shed). However, it is the view of officers that whilst, the GIA would increase, the footprint and size of the approved dwellings would not increase, with the resultant increase above the permitted development fallback being difficult to perceive in reality. This is particularly true, when you consider the evolution of the site, which now reads as a small, traditional residential development.
- 8.11 The increase in the number of bedrooms within the barns 4, 5 and 6 results in larger units, with a likely consequent increase in vehicle movements and domestic activity which would intensify activities within the site. However, the modest increase in vehicle movements, coupled with increased domestic activities would not be at a level which would be detrimental to the countryside, and would not result in a perceived overdevelopment of the site.
- 8.12 In considering the above, the proposal represents an acceptable alteration to the approved scheme, which does not fundamentally alter its layout, character, or appearance, to such an extent to justify or necessitate refusing planning permission.

iii. Impact upon amenity of neighbouring properties

- 8.13 The NPPF states at Paragraph 130 that planning should ensure a good quality of amenity for existing and future users (of places) and Policy 33 of the CLP requires that new residential development provides a high-quality living environment for future occupants, in keeping with the character of the surrounding area and includes requirements to protect the amenities of neighbouring properties.
- 8.14 The proposal is not considered to give rise to an unacceptable intensification of the use of the site, or result in a level of additional activity which would be detrimental to the amenities of the occupiers of the existing barns on the site, nor the neighbouring properties on Manor Road. The addition of first floor accommodation is not considered to give rise to an unacceptable level of overlooking or loss of privacy, given the existing separation distance between the dwellings. Therefore, the proposal is considered to result in an acceptable level of amenity for existing and future occupiers of the development and therefore accords with Paragraph 130 of the NPPF and Policy 33 of the local Plan.

v. Impact upon highway safety and parking

- 8.15 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the

residual cumulative impacts on the road network would be severe. Additionally, Policy 39 of the Local Plan asserts that development should be designed to minimise additional traffic generation. The assessment of access, highway safety and parking has been undertaken in consultation with WSCC Highways.

- 8.16 The proposal would not result in changes to the proposed access or parking arrangements, the latter of which were approved under discharge of condition application reference 22/00765/DOC. The approved parking comprised the provision of four allocated spaces for each of plots 4, 5 and 6. This has been subsequently amended through the later permission for the construction of carports (permitted by 21/03544/FUL), but the resultant level of parking remains adequate for 3 no. four-bedroom dwellings. The proposal has been reviewed in consultation with WSCC Highways who have raised no objection to the proposal. The proposal therefore accords with Paragraph 111 of the NPPF and Policy 39 of the Local Plan.

vi. Recreational Disturbance

- 8.17 It has been identified that any development within 5.6km of Chichester and Langstone Harbour and within 3.5km of the Pagham Harbour SPA, will result in a significant effect on the SPA, due to increased recreational pressure causing disturbance to birds. A financial contribution can provide mitigation to remove this effect and enable development to go forward in compliance with the Habitats Regulations. An updated Unilateral Undertaking has been secured with the applicants, to obtain the uplift in the recreational disturbance payment and therefore the proposal accords with the aims and objectives of the NPPF, Policy 50 and 51 of the CLP and the Conservation of Habitats and Species Regulations 2017 (as amended).

Conclusion

- 8.18 In considering the above, the proposal is not considered to be acceptable as it would retain acceptable levels of amenity for current and further occupiers and neighbouring dwellings, would not impact upon the external visual appearance of the units, and would not result in an impact upon the highways network. Therefore, the recommendation is to grant planning permission, subject to the suggested conditions, informative and an updated Unilateral Undertaking agreement to secure the recreational disturbance mitigation.

Human Rights

- 8.19 The Human Rights of all affected parties have been taken into account and the recommendation is considered justified and proportionate.

RECOMMENDATION

PERMIT WITH S106 subject to the following conditions and informatives:-

- 1) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans"

Reason: For the avoidance of doubt and in the interests of proper planning.

2) Details as per the 'SuDS and Drainage Maintenance and Management Plan revision P' dated 30.06.2020 permitted under ref 19/00677/FUL and 20/01919/DOC shall be fully complied with.

Upon completed construction of the SuDS System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure adequate provision for drainage

3) Development shall be carried out only in full accordance with the Surface water drainage details agreed for condition 4 under reference 19/00677/FUL and 20/01919/DOC.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason: To ensure adequate provision for drainage

4) The development shall only be implemented in accordance with the details of the package treatment plant and a scheme for the maintenance and management of the system agreed under condition 5 of reference; 19/00677/FUL and 20/01919/DOC.

Upon completed construction of the package treatment plant the scheme shall be strictly adhered to in perpetuity.

Reason: The details are required to ensure the foul drainage system is designed appropriately and properly maintained and managed as soon as it is installed to ensure long-term effectiveness.

5) The development shall only be implemented in accordance with the details of the sustainable Design and Construction Strategy (Genesis Town Planning, dated as March 2022) agreed under condition 6 of reference 22/00765/DOC.

Reason: To minimise the impact of the development upon climate change.

6) Details as per the Construction Management Plan dated 15th July 2020 (including confirmation of noisy working hours submitted and held on file on 28.09.2020) and drawing no DRG/01 as agreed under reference 19/00677/FUL and 20/01919/DOC shall be fully complied with and implemented

The measures approved within the Construction Method Statement shall thereafter be fully adhered to during the demolition and construction process.

Reason: in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the use of the site does not have a harmful environmental effect.

7) Details as per drawings no. 100RevP1 and 101RevP agreed under condition 10 of reference 19/00677/FUL and 20/01919/DOC are hereby carried forward to this consent. These shall be fully implemented in accordance with the previous and agreed requirements.

No construction is permitted which will restrict current and future landowners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site.

Reason: To ensure adequate provision for drainage

8) Details as per the 'Materials Schedule' dated 15.07.2020 agreed under condition 11 of 19/00677/FUL and 20/01919/DOC. The development being carried out in accordance with the approved details.

Reason: In the interest of visual amenities.

9) The agreed scheme for ecological enhancements agreed under condition 12 of 9/00677/FUL and 20/01919/DOC. The approved scheme shall be fully implemented in accordance with the approved details prior to first occupation of the dwellings hereby permitted.

Reason: to ensure suitable biodiversity enhancements are achieved in the interest of conservation of the natural environment.

10) The development shall only be implemented in accordance with the details of the details as per plans LS01 (updated 17 August 2022 to show small section of existing laurel hedging to north west site boundary to be retained) and FG01 (dated 10 February 2022), agreed under condition 14 of reference 22/00765/DOC.

Reason: In the interests of protecting the amenity of neighbouring properties and protecting biodiversity.

11) The development shall only be implemented in accordance with the details as per plans CARS 01 (as represented 2 September 2022), agreed under condition 15 of reference 22/00765/DOC.

Reason: In the interests of encouraging the use of sustainable modes of transport.

12) The development shall only be implemented in accordance with the details as per plans LS01 (updated 17 August 2022), PL01 (dated 21 March 2022) FG01 (dated 10 February 2022) and CARS 01 (as represented 2 September 2022), agreed under condition 16 of reference 22/00765/DOC.

Reason: In the interests of amenity and of the environment of the development.

13) The development shall only be implemented in accordance with the details as per plan SB1 (dated December 2021) and CARS 01 (as represented 2 September 2022), agreed under condition 17 of reference 22/00765/DOC.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

14) The development shall only be implemented in accordance with the details as per plan CARS 01 (as represented 2 September 2022), agreed under condition 18 of reference 22/00765/DOC.

Reason: To provide adequate on-site car parking and turning space for the development.

15) The development shall only be implemented in accordance with the details as per plan SB1 (dated December 2021) and CARS 01 (as represented 2 September 2022), agreed under condition 18 of reference 22/00765/DOC.

Reason: To ensure the adequate provision of onsite facilities in the interests of general amenity and encouraging sustainable management of waste.

16) The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (CDC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason: To ensure adequate provision for drainage

17) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. The development shall not be first occupied until:

- i. an investigation and risk assessment has been undertaken in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority, and
- ii. where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Any remediation shall be fully implemented in accordance with the approved scheme before the development is brought into use, and
- iii. a verification report for the remediation shall be submitted in writing to the Local Planning Authority before the development is first brought into use.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of contaminated land in accordance with local and national planning policy.

18) Prior to the occupation of the dwellings hereby permitted the proposed hardstanding and driveway shall be constructed of porous materials and shall be retained in that condition in perpetuity.

Reason: To protect the environment, restrict the amount of additional run off water and to reduce the risk of surface water flooding.

19) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015, as amended, there shall be no external illumination on the development hereby permitted other than in accordance with a lighting scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include details of the proposed location, design, level of luminance and any measures to avoid light spillage. The lighting scheme shall thereafter be maintained in accordance with the approved details in perpetuity.

Reason: In the interests of protecting the environment and local residents from light pollution and in the interests of preserving the nature conservation interests of the area.

20) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no gates, fences, walls permitted by Classes A; of Part 2 Schedule 2 shall be erected or made on the application site without a grant of planning permission.

Reason: In the interests of protecting the amenity of the surrounding area and countryside, and to prevent overdevelopment of the site.

21) Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no building, structure or other alteration permitted by Classes A and E; of Part 1 Schedule 2 shall be erected or made on the application site without a grant of planning permission.

Reason: In the interests of protecting the amenity of the surrounding area and countryside, and to prevent overdevelopment of 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 - Proposed Barn 4 elevations	10079_DPA_017	REV C	28.09.2022	Approved
PLAN - Proposed Barn 5 elevations	10079_DPA_019	REV A	28.09.2022	Approved
PLAN - Proposed Barn 6 elevations	10079_DPA_021	REV A	28.09.2022	Approved
PLAN - Proposed Car Ports between Barns 5 and 6	10079_DPA_025		28.09.2022	Approved

Details	Reference	Version	Date Received	Status
PLAN - Proposed Barn 4 floor plans	401		28.09.2022	Approved
PLAN - Proposed Barn 5 floor plans	501		28.09.2022	Approved
PLAN - Proposed Barn 6 floor plans	601		28.09.2022	Approved
PLAN - Proposed Site Plan	CP2		28.09.2022	Approved

INFORMATIVES

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

For further information on this application please contact Calum Thomas on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3W976ERIR100>