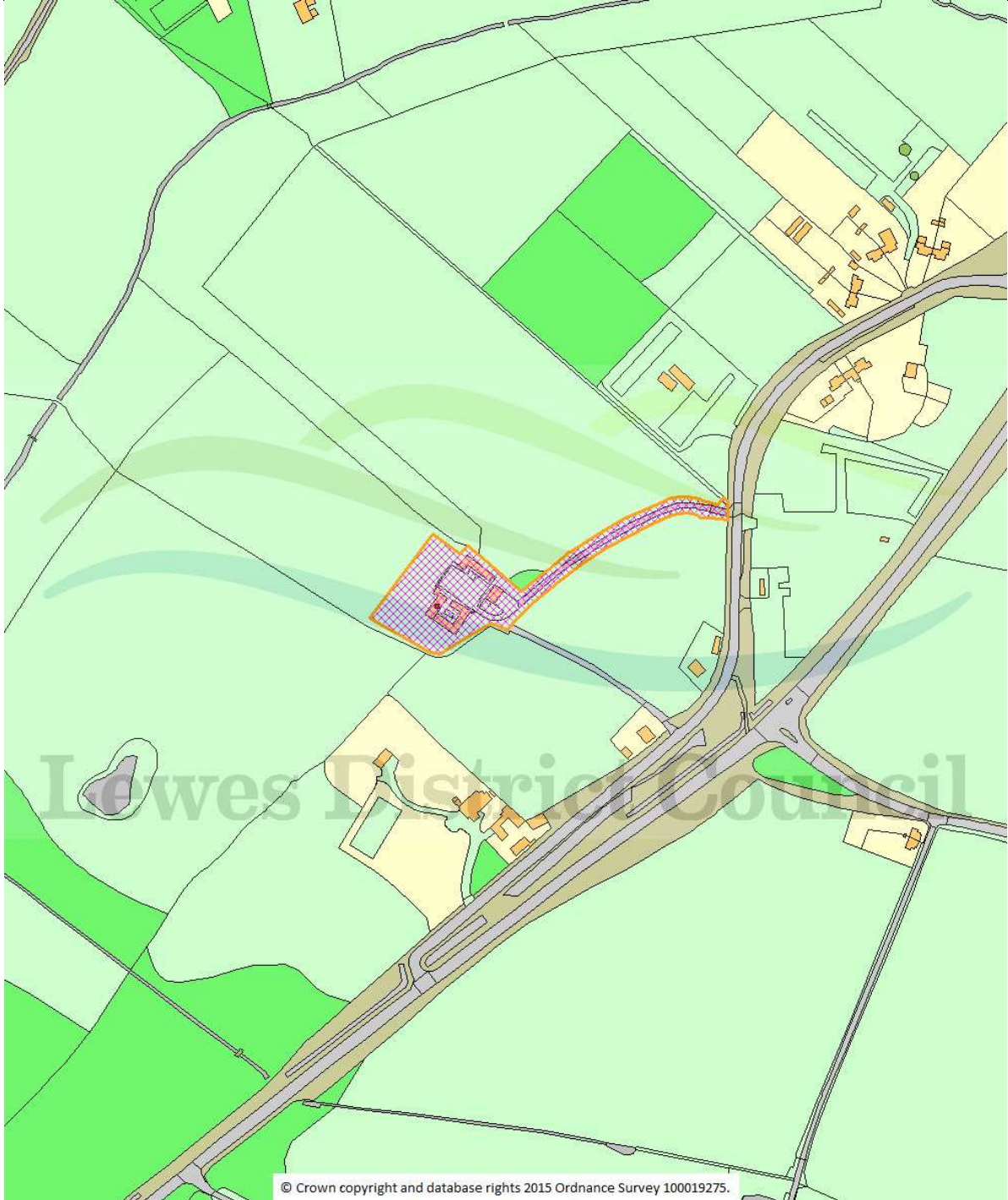


<b>APPLICATION NUMBER:</b>	LW/17/0598	<b>ITEM NUMBER:</b>	<b>12</b>
<b>APPLICANTS NAME(S):</b>	Scott	<b>PARISH / WARD:</b>	Ringmer / Ouse Valley & Ringmer
<b>PROPOSAL:</b>	Planning Application for Provision of six parking spaces		
<b>SITE ADDRESS:</b>	Meadow Business Centre Old Uckfield Road Ringmer East Sussex		
<b>GRID REF:</b>	TQ 43 13		



## 1. SITE DESCRIPTION / PROPOSAL

1.1 The application site is on the western side of the old Uckfield Road just off the A26. The site is accessed by a private gated drive which only serves the application site. The site consists of former single storey agricultural buildings which have been converted into business units.

1.2 The proposal is to lay out 6 formal parking spaces on the northern side of the access road close to the business centre.

1.3 The application was called in for consideration by the Committee by Councillor Gardiner due to concern over potential impact on the countryside.

## 2. RELEVANT POLICIES

**LDLP: – ST03 – Design, Form and Setting of Development**

**LDLP: – CP10 – Natural Environment and Landscape**

**LDLP: – RNP96 – Policy 9.6-Hard and Soft Landscaping**

## 3. PLANNING HISTORY

**LW/17/0365** - Provision of parking - **Withdrawn**

**LW/12/0847** - Installation of two windows in west elevation set within original blind openings - **Approved**

**LW/06/0562** - Conversion of Building B to one office unit - **Approved**

**LW/01/2011** - Change of use of existing traditional agricultural buildings to B1 use to include new access - **Approved**

**LW/01/0271** - Change of use of agricultural buildings to B1 Business Use to include alteration to access - **Refused**

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**Ringmer Parish Council** – Ringmer Parish Council's comments when considering the opposed prior under planning ref: LW/17/0365 Meadow Business Centre Old Uckfield Road Ringmer BN8 5RW remain unchanged as there appears to be no material difference. Ringmer Parish Council recommends refusal of this application and suggest that an alternative to the proposed is sought. Members consider that the provision of parking will impact on the rural landscape and create a line of cars which is not in keeping with the countryside feel. The proposed may cause detriment to the public footpaths to the north and south of the area. If the Officer is minded to approve this application the Council would like to request it be called into the Planning Applications Committee.

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

No neighbour representations received.

## 6. PLANNING CONSIDERATIONS

6.1 Planning permission was granted in 2002 (LW/01/2011) for the change of use of the existing traditional agricultural buildings to B1 use to include a new access which linked the site to the Uckfield Road to the north east of the site. The original access to the farm buildings accessed the Uckfield Road adjacent to Lower Barn Cottage and was closed off. The permission resulted in the demolition of some of the buildings leaving 414sq.m of commercial floorspace. A total of 16 car parking spaces were provided, located within the main courtyard, 9 spaces originally proposed for the perimeter of the site were relocated within the courtyard. The current number of spaces provided on the site is 21.

6.2 The existing access road to the site is single track with a soft verge on either side which, being at the same level as the road, permits vehicles to pass safely. The business centre is well used with full occupancy by a number of different businesses, which has created a demand for more parking. The current proposal is seeking permission to create 6 formal parking spaces in the form of a layby on the northern side of the access road. The layby would be 40m long and have a width of 2.5m and would be situated on the grass verge on the northern side of the access road. It is proposed to landscape the southern side of the grass verge on the southern side of the track with additional hedge planting to break up the visual impact of the parked vehicles.

6.3 The nearest residential properties (Lower Barn Farmhouse, Lower Barn Cottage and Park Gate) are located approximately 130m to the south east along the old Uckfield Road. A public footpath (numbered 1) runs north west to south east and passes to the south of the site, whilst footpath 7a runs on a similar alignment 150m to the north east.

6.4 Whilst every effort has been made to contain the development within the confines of this small group of buildings, the success of the businesses has necessitated the need to provide more dedicated parking. This proposal has been reduced from 8 (submitted as an earlier application but withdrawn). It is located close to the built form of the business centre without spreading unduly into the countryside. The additional landscape hedge will help to break up the visibility of the parked vehicles.

6.5 It is not considered that the proposed parking area would have a detrimental impact on the character or amenity of the surrounding countryside and is therefore considered acceptable.

## **7. RECOMMENDATION**

7.1 That planning permission is granted.

### **The application is subject to the following conditions:**

1. No development shall take place until full details of the landscaping to the southern side of the access road as shown on the approved block plan (April 2017) have been submitted to and approved in writing by the Local Authority and the parking area shall not be brought into use until the landscaping works as approved have been implemented.

Reason; To enhance the general appearance of the development having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

### **INFORMATIVE(S)**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to

grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**This decision is based on the following submitted plans/documents:**

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	6 July 2017	
Proposed Block Plan	6 July 2017	
Proposed Layout Plan	6 July 2017	
Location Plan	6 July 2017	