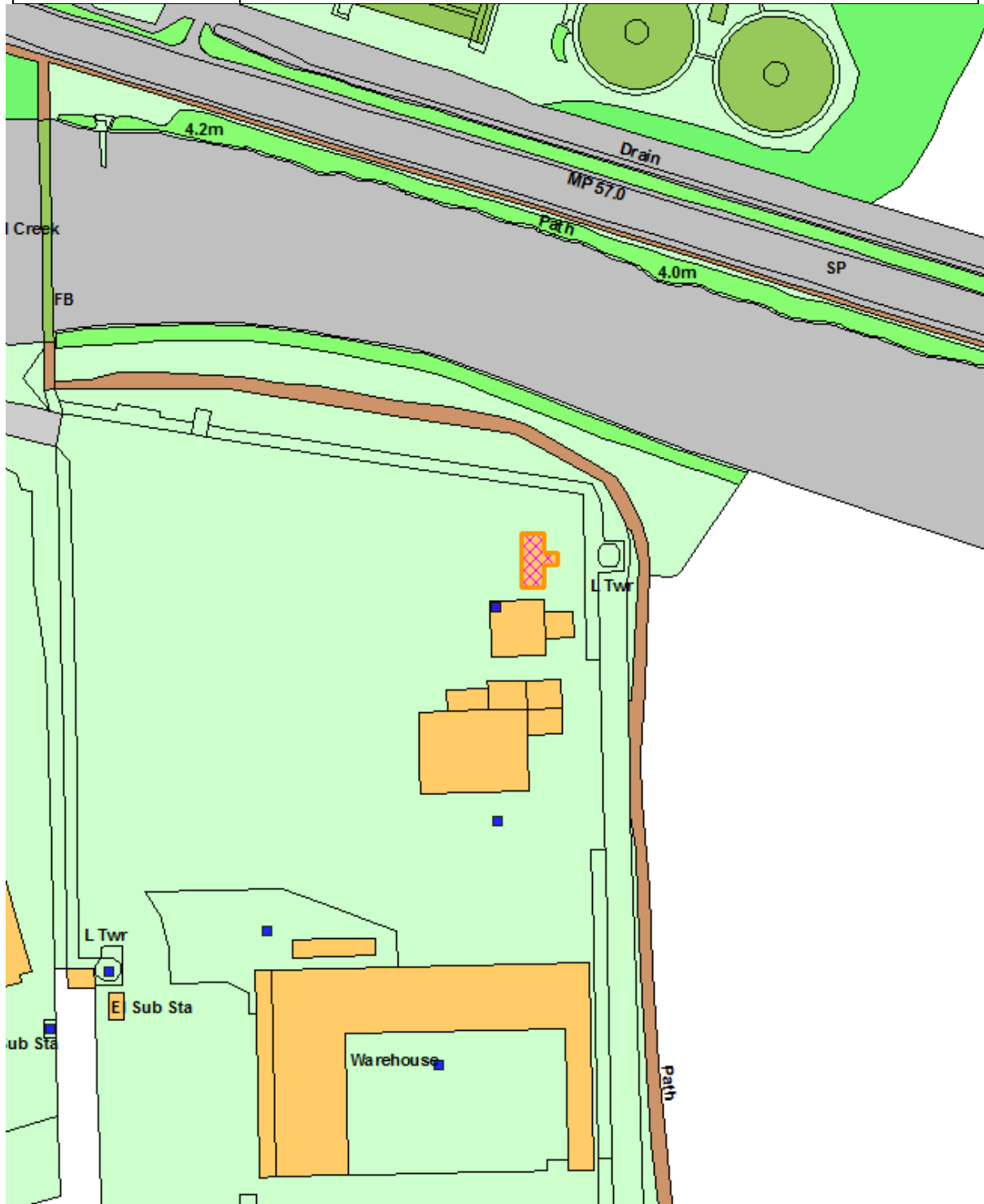


APPLICATION NUMBER:	LW/19/0665		
APPLICANTS NAME(S):	Seahaven Maritime Academy Ltd	PARISH / WARD:	Newhaven / Newhaven South
PROPOSAL:	Planning application for Section 73a retrospective application to retain a three sided framework to afford weather protection to the training area		
SITE ADDRESS:	Seahaven Maritime Academy, East Quay, Newhaven Port, Newhaven, BN9 0BN		
GRID REF:			



1. SITE DESCRIPTION / PROPOSAL

1.1 The application site is located within Newhaven Port, east of the Ouse and overlooking Mill Creek. It comprises a complex of warehouse buildings set in a large open area that is used for car parking and general storage. The site is occupied by the companies Seahaven Maritime Academy and Belay Rope Access, which provide accredited specialist training for professional mariners and those working at heights using ropes, especially in extreme weather conditions. Workers from the Rampion Wind Farm are trained here for example.

1.2 The subject of this retrospective application comprises a three sided structure with a shallow, overhanging monopitch roof that wraps around a climbing frame that is the core practical training resource for Belay Rope Access. The structure is required to ensure that the training can be carried out in a safe environment.

1.3 The structure is 12m wide and 7m deep and 12m high. The monopitch roof pitches from the rear (closed) side to the front (open) side, with a 5m cantilever. It is a steel frame construction, covered with lightweight profiled cladding with opaque 'window' insets on all three sides and within the roof. It is understood that the structure was installed in February 2019.

1.4 Due to the flat nature of the landscape, the structure can be seen from long views across Tidemills from Mill Drove and from the A259.

2. RELEVANT POLICIES

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

LDLP:- CP11 – Built and historic environment and high quality design

LDLP:- DM25 - Design

3. PLANNING HISTORY

3.1 The application was submitted following an enforcement complaint lodged in July 2019.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – The committee noted that this was a retrospective application and could not support it given that the plans did not accurately represent the physical structure, the physical colour, the finish is not conducive to the area, and the materials make an undue impact due to their reflection.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

12 Objections have been received, using a pro-forma template, raising the following issues:

- Materials used are reflective and make the structure highly visible;
- Out of character with the area, too high and un-neighbourly;
- Application documents are misleading;
- The activities described are nothing to do with maritime use;
- Structure should not have been put up without planning permission and should be refused;
- Will add to the industrialisation of the land and set a precedent, with negative impact on wildlife of Tidemills

1 expression of support setting out the benefits of the training services offered by the applicant, benefits to the town's economy and employment opportunities. The Academy is a centre of excellence and students come from all over the UK and further afield, used for training Rampion workers, Newhaven is a maritime town, applicant does a lot of work in the community.

6. PLANNING CONSIDERATIONS

6.1 The main planning consideration is the impact of the structure on the visual environment, in particular in long views from the east across Tidemills.

6.2 There is no doubt that the structure is visible in these views; however, the issue is whether or not its presence is so harmful as to warrant refusal of the application and subsequent enforcement action to secure its removal.

6.3 In the first instance, consideration must be given to the fact that the site is located in Newhaven Port, which is by its nature, a highly industrialised landscape. Set in this context, it is considered that the structure is not an incongruous feature.

6.4 As can be seen from the photographs taken from Tidemills and the A259, the structure does not breach the skyline as the land rises up to the west across the port. However, what gives the structure its prominence in the long views appears to be the light shining through the high level opaque panels in the rear wall, even on a dark winter's afternoon (when some of the photos were taken). The applicant has agreed to have these panels painted over to match the solid parts of the structure so that it will better blend in with the backdrop and minimise any visual harm. A condition has been recommended to secure this within 28 days of the decision.

6.5 It should also be noted that this facility provides a vital service to the maritime and associated industries, which is vital to Newhaven's economy. Its height and form is very much dictated by the nature of its use and the specialist training facilities that it provides. Taking this into consideration, together with the applicant's willingness to paint over the panels, on balance, it is recommended that the application should be approved.

6.6 The objectors' comments are noted. However, no compelling case has been made that would lead to a recommendation of refusal.

7. RECOMMENDATION

7.1 It is recommended that retrospective planning permission is GRANTED.

The application is subject to the following conditions:

1. Within 28 days of the date of this decision, the top two opaque panels in the rear (west) elevation shall be painted over in a colour to match the cladding of the structure.

Reason:

In the interest of visual amenity 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.

2. Should the structure hereby approved become redundant, or no longer necessary for its training purpose, or remain unused as a training facility for 1 year or more, it shall be removed from the site and the land restored to its former condition.

Reason: To enable the Local Planning Authority to review the situation in the light of the circumstances then pertaining 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 2019.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	16 September 2019	1:1250
Existing Block Plan	16 September 2019	1:500
Proposed Elevation(s)	16 September 2019	Lanes Construction Ltd
Technical Report	16 September 2019	19972