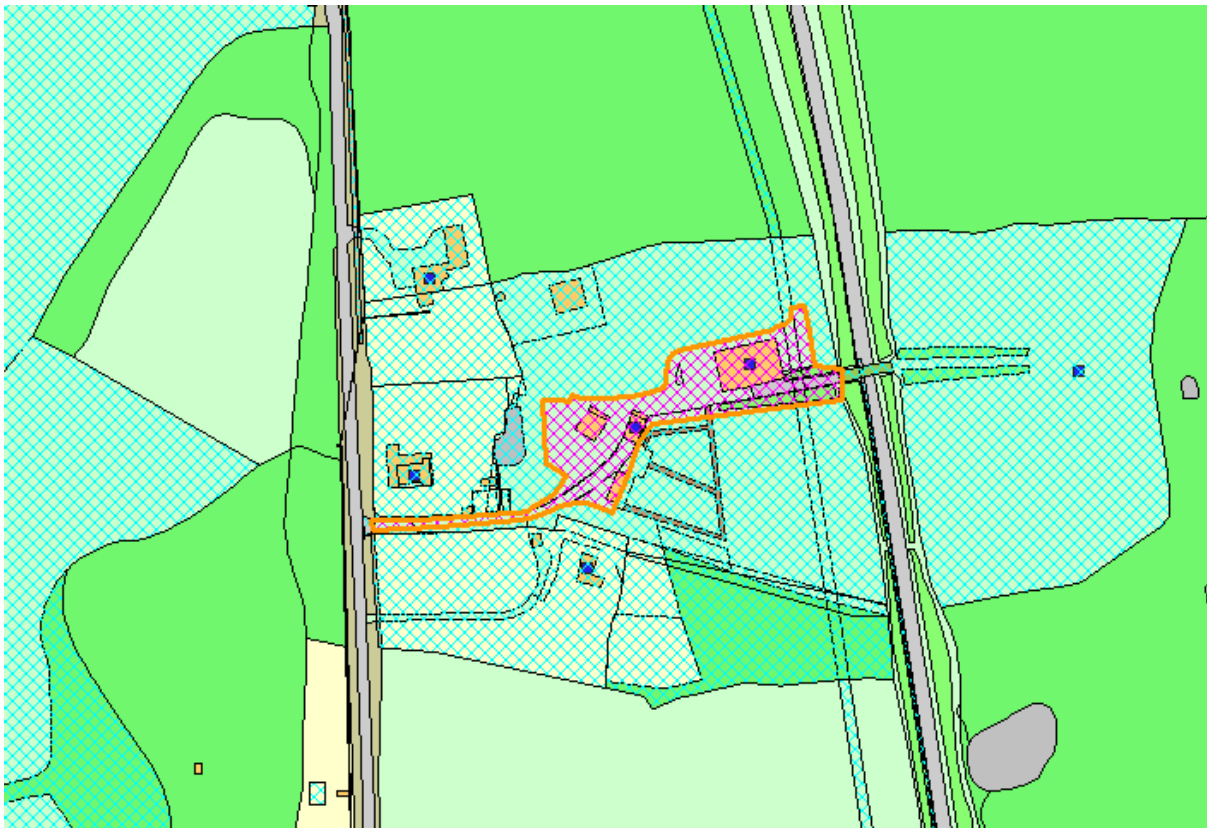


**Report to:** Planning Applications Committee  
**Date:** 20<sup>th</sup> January 2021  
**Application No:** LW/20/0413  
**Location:** Brickyard Farm, Town Littleworth Road, Barcombe, East Sussex, BN8 4TD  
**Proposal:** Partial change of use of existing barn (Class B1/B8) to a flexible campsite facility building and change of use and replacement of the existing shower block into 2no. class B1 studios and associated parking.  
**Applicant:** Mr T Bullen  
**Ward:** Chailey, Barcombe & Hamsey  
**Recommendation:** Approve subject to conditions.  
**Contact Officer:** **Name:** Sarah Scannell  
**E-mail:** [Sarah.Scannell@lewes-eastbourne.gov.uk](mailto:Sarah.Scannell@lewes-eastbourne.gov.uk)

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**Map Location:**



## 1. **Executive Summary**

- 1.1 The proposed development is acceptable in principle.
- 1.2 Accordingly approval is recommended, subject to conditions.

## 2. **Relevant Planning Policies**

### 2.1 National Planning Policy Framework 2019

### 2.2 Lewes District Local Plan

LDLP: – CP4 – Economic Development and Regeneration

LDLP: – CP5 – The Visitor Economy

LDLP: – CP7 – Infrastructure

LDLP: – CP8 – Green Infrastructure

LDLP: – CP9 – Air Quality

LDLP: – CP10 – Natural Environment and Landscape

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP12 – Flood Risk, Coastal Erosion and Drainage

LDLP: – CP13 – Sustainable Travel

LDLP: – CP14 – Renewable and Low Carbon Energy

LDLP: – DM1 – Planning Boundary

LDLP: – DM10 – Employment Development in the Countryside

LDLP: – DM12: Caravan and Camping Sites

LDLP: – DM14: Green Infrastructure

LDLP: – DM20: Pollution Management

LDLP: – DM21: Land Contamination

LDLP: – DM23 – Noise

LDLP: – DM24 – Protection of Biodiversity and Geodiversity

LDLP: – DM25 – Design

LDLP: – DM27 – Landscape Design

LDLP: – DM33 – Heritage Assets

## 3. **Site Description**

- 3.1 Brickyard Farm lies in the open countryside to the east of Town Littleworth Road. The wider site is approximately 0.47ha used as a campsite and for other commercial uses. The access leads to a parking area and a complex of 1-2 storey buildings used as:

- the campsite reception with a kitchen and storage and leased offices (occupied by a firm of ecologists at first floor level) ('the Nest');
- a toilet and shower block ('Bulbs'- 32sqm);

- a designer's studio/ workshop (the 'Matchbox');
  - a small wash-up station; and
  - a large barn (380sqm) used for storage by an auctioneer.
- 3.2 Much of the remainder of the site is maintained/ wildflower grassland interspersed with scrub, hedges and trees. The site is bounded by ancient woodland to the north, east and south. Local Wildlife Sites adjoin the site.
- 3.3 The access is also used for the applicant's dwelling, 'The Old Brickhouse', which lies to the south and is Grade II listed; and 'Woodside' which adjoins the entrance to the site to the north. White Lodge, a B+B, is further north and has a separate access.
- 3.4 There are currently 18 camping pitches on the site (with a live application seeking to increase this to 21). The business limits each pitch to 4 adults and 7 people in total however the average number of guests per pitch is 3. The number of guests on average in peak season is therefore in the range of 54, up to 126 at maximum capacity. The site has approximately 30 parking spaces currently.

#### 4. **Proposed Development**

- 4.1 The application proposes the partial change of use of the large barn (Class B1/B8) to a 'flexible campsite facility' and change of use and replacement of the existing toilet/ shower block 'Bulbs' into 2 no. B1 studios with associated parking.
- 4.2 The applicant seeks to improve the legibility of the campsite and to make better use of the existing buildings as the barn is unrelated to the camping use but is closest to the majority of pitches. As a result there is a degree of ambiguity as to which buildings and parking spaces are accessible to guests and which are leased privately/ associated with other businesses.
- 4.3 The floor area of the barn would be increased by 165sqm through the insertion of a mezzanine and would contain all campsite operations including a reception, storage, kitchen, dining area, patio/ terrace, showers and toilets. A communal indoor space would be used by guests during bad weather and for learning activities and presentations for guests, school and youth groups and members of the public. The remaining floor space would be retained in B1 use to be leased to a local business.
- 4.4 The hours of use of both buildings are stated as unknown on the application form however the planning statement states that the reception, store and B1 office/ studio in the converted barn would be open during 'office hours'. The showers and toilets would be open 24/7.
- 4.5 The proposals also seek to improve the appearance and sustainability of the buildings through, in the case of the barn, replacement of much of the existing fibre cement cladding with oak louvre panels, clear glazing and fixed vertical cedar cladding with holes to encourage wildlife; clear polycarbonate corrugated panels mounted over the existing cladding; and wall planting. Solar thermal panels which cover one roof slope would be reinstated. The toilet/ shower block would be replaced with a building of the same mono-pitched form containing two studios. Its footprint would be increased by

approximately 10sqm and it would be finished in timber-cladding with a green roof.

- 4.6 Note- an amended site plan was received to correct the location of the workshop approved under LW/19/0864 and show the ancient woodland buffer conditioned under LW/11/1500.

## 5. Relevant Planning History

- 5.1 The existing buildings were replaced or converted from the agricultural buildings associated with a historic nursery use, Chubbs Nursery. The relevant planning history of Chubbs Nursery/ Brickyard Farm is as follows:

### Campsite/ camping pitches

- LW/11/1500 Change of use of existing agricultural land for use as a campsite and conversion of existing building for use as a toilet block. Approved Mar 2012 subject to conditions incl. hedge to Chubbs Bungalow (1); ancient woodland buffer (2); restricted check in/ out times 08:00-20:00 (3); limit of 15 separate campsite pitches (4); provision of parking on approved plans (5); cycle parking (6); approved plans (7).  
Officer report refers to each pitch having a fire pit; parking for 17 cars in addition to 10 existing parking spaces for other uses; traffic generation report provided; and previous use being a garden centre and nursery.
- LW/12/0593/CD Discharge of condition 1 of application LW/11/1500.
- LW/12/0917 Variation of conditions 2, 4 & 5 relating to planning approval LW/11/1500 to allow the installation of a 'Tree-Tent' and car parking space. Approved Jan 2013 subject to conditions incl. maintenance of ancient woodland buffer (1); max of 16 separate campsite pitches (2); additional parking space (3); approved plans (4).
- LW/13/0636 Variation of conditions 2 and 3 relating to planning approval LW/11/1500 & LW/12/0917 to provide for an additional two pitches and two parking spaces. Approved Nov 2013 subject to conditions including a max of 18 separate pitches (1) parking (2) 30 spaces altogether; and approved plans (3).
- LW/20/0417 Variation of conditions 1, 2 and 3 attached to planning approval LW/13/0636 to provide for an additional three pitches, parking spaces and the siting of camping pods - live application (not yet determined).

### Current campsite reception and offices –The Nest

- LW/16/0614 Demolition of existing packing shed and replacement with office building (120sqm). Approved.  
Condition 5 restricts the use to B1 in the interests of residential amenity and highway safety. No parking condition. Report states substantial area for parking vehicles.
- LW/17/0210/CD Discharge of condition 4 (materials) relating to planning approval LW/16/0614.

- LW/17/0244 Variation of condition 1 relating to planning approval LW/16/0614 to increase natural light into the building. Use restricted to B1 only.

#### The Matchbox

- LW/09/0546 Change of use and conversion of former shop to B1 office use. Approved July 2009.
- LW/10/0041 Change of use and conversion of former shop to B1 office use (amendment to planning approval LW/09/0546) [Match Box approx. 55sqm]. Approved Mar 2010.

Conditions requiring approved parking area to be provided and retained (2); and restricting use to B1 (condition 4).

- LW/13/0132 Non-material amendments to planning approval LW/10/0041 [to convert and re-use existing building and clad it rather than remodel it]. Approved Feb 2013.

#### The Barn

- LW/06/1255 Change of use of barn to classes B1 light industrial and/or B8 storage (360-380sqm). Approved Feb 2007 subject to conditions incl. no machinery/ industrial processes/ deliveries outside 8-18 M-F, 8-13 Sat (1); use restricted to B1 and B8 (2); area hatched green on the plan shall be cleared and kept free of obstruction above 600mm(3).

#### New workshop building

- LW/19/0864 Demolition of polytunnel structure, erection of one storey workshop and storage building (144sqm), also introduction of a new wildlife area (550sqm with a pond) [to the north/ north west of the reception]. Approved 13/05/2020.
- Conditions relating to a Travel Plan; CMP; lighting restrictions; noise limits; restricting use to R+D, storage and assembly using hand tools and battery operated drills/ drivers in the building only (due to traffic generation and amenity); restricted hours 9-17 M-F and 9-12 Sat and Sun; no rooflights on the northern roof slope.

## 6. Consultations

### 6.1.1 Parish Council -

Objection to this and the concurrent application for additional campsite pitches (LW/20/0417) on the following grounds:

- overdevelopment of the site.
- a departure from the original ethos of the site due to increase in numbers.
- lack of comment by ESCC Highways.
- harm to privacy of neighbours and other businesses in the area due to increase in traffic and noise.
- significant increase in parking spaces to 40.

- potential for 'flexible campsite facility' to form a hub drawing visitors to one point with associated noise.
- relocation of all pitches to the east of the railway line would be appreciated by neighbours.

## 6.2 Environmental Health – Proposal supported

- No conditions necessary in the context of EH as believed no potential impacts for neighbouring residents.

### ESCC Highways – No objection

- considering the number of non-guests attending talks and timing would be limited by condition and considering the level of control under historic permissions currently.
- No concerns raised about more intensive use of access/ site or level of parking. Total parking spaces could be secured by condition which would be beneficial considering existing level of control.
- Conditions suggested including parking and turning, dimensions of spaces and cycle storage

### Biodiversity Officer – Recommend for approval subject to conditions:

- No designations on the site however number of local wildlife sites in the vicinity and 20m from ancient woodland. Measures to improve ancient woodland buffer together with nature, scale and location of the proposed development means there is unlikely to be any impacts on designated sites and ancient woodland.
- Proposal would largely affect poor semi-improved grassland and scattered trees which are to be translocated/ replaced. Parking area to be grasscrete/geocrete and sown with wildflowers and grass seed.
- Measures to protect and enhance habitats for protected species acceptable and would result in net gain. Submitted Preliminary Ecological Appraisal (PEA) is acceptable.

## 7. **Neighbour Representations**

7.1.1 Objections were received from neighbouring residents and business owners which raise the following concerns in summary:

- Narrow road with poor visibility. Highway safety concerns. Increase in parking spaces and volume of traffic especially if the site is used for groups and events and the commercial facilities are expanded. HGVs and cars. Travel plan ineffective. No public transport. Highways should be consulted.
- Hardstanding could be used for additional parking beyond what's formally shown.
- Disturbance from additional traffic in close proximity to neighbours.
- New studio would not be same proportions as stated- submitted plans show ridge would be 1.1m higher. Office previously built larger than approved and had to be regularised.

- Overdevelopment of the site. Concern studios would become a light industrial use/ 4 additional light industrial units proposed. Existing buildings should be used by campsite instead of being let out.
- Proposal contradicts original justification for restricting number of pitches (neighbouring amenity).
- Lack of clarity on use and hours of communal space. Likely to be used as event hub for non-guests intensifying use of the site and increasing traffic. Could be used for groups of approximately 156 people or more congregating 24 hours a day year round playing music etc. Potential for anti-social behaviour.
- Impact of alcohol licence should be considered.
- Impact of relocation of communal bin storage to behind neighbouring properties in terms of nuisance from flies, smells and noise disturbance.
- Cumulative impact of previous and current applications. If approved appropriate conditions should be used and retained to prevent gradual erosion of amenity with each new application.
- Introduction of windows, numerous openings and terrace to buildings resulting in light pollution in an area of dark sky and harm to neighbouring amenity and wildlife. Mature screening should be provided and openings removed from north and west elevations.
- Noise mitigation measures should be provided.
- Air pollution from fires and additional cars. Cumulative effect with Covid-19.
- Harm to tranquillity, character and appearance of the area.
- Harm to wildlife.
- Loss of privacy and overlooking of neighbouring property including woodland. Buildings visible from neighbouring properties and ancient woodland.
- Recently approved workshop is 5m closer to neighbouring properties on submitted plans than approved.
- Concurrent application LW/20/0417 relies on parking under this application even though it would result in an increase in traffic in itself.
- Noise and smoke (from camp fires) resulting in disturbance, air pollution and health problems.
- No complete site plan and number of pitches unclear. Clarity needed on how many people are allowed per pitch. Number of pitches doesn't tally with campsite licence. Number of pitches is due to increase as is extent of camping period (to become year-round).
- Ancient woodland buffer not provided as previously required by condition and infringed by campers.
- Ecology report does not cover light or air pollution.

- Comments received in support are not from people who live in the immediate area.

7.2 A number of letters of support/ positive comments were submitted and are summarised as follows:

- Relocation of the campsite reception/ hub further east is welcomed.
- Positive use of an old farm building.
- Planting, wildlife enhancement, conservation, eco-tourism, education and a quiet and spacious environment at forefront of site operation.
- Site provides an opportunity for families and others to visit and experience nature. Proposal would provide an area for learning for various groups.
- Other businesses on the site chosen due to their quiet, complementary nature. Lovely peaceful environment to work from. Have never experienced anti-social behaviour or disturbance from traffic or other factors on the site.
- Site is well run and an asset to the local economy/ community with knock on benefits for nearby farm shop, pub and café.
- Proposal is proportionate and it's sensible to refine site.
- Proposed studios would meet a local demand.

8. **Appraisal**

8.1 Key Considerations

- 8.1.1 The main considerations relate to the principle of the use; the character and appearance of the area; the amenity of residents and visitors; highway safety; and biodiversity.
- 8.1.2 Further matters such as light pollution, drainage and heritage are also discussed below.

8.2 Policy

- 8.2.1 The site is outside the planning boundary where, under Policy DM1, the distinctive character and quality of the countryside will be protected and new development will only be permitted where it is consistent with a specific development plan policy or where the need for a countryside location can be demonstrated.
- 8.2.2 Core Policy 4 states that to stimulate and maintain a buoyant and balanced local economy, to support the rural economy and to ensure the district's economy does not become reliant on one or two sectors, the local planning authority will take a flexible and supportive approach to economic development through the measures including
- supporting the delivery of new office space to meet modern requirements.
  - encouraging and supporting small, flexible business units include economic growth in rural areas through the conversion of existing



buildings and appropriate, well-designed new buildings for suitable business uses and for sustainable tourism developments.

- promoting the development of sustainable tourism, including recreation, leisure, cultural and creative sectors.

- 8.2.3 Policy DM10 states that, outside the planning boundaries, proposals for small-scale employment development will be permitted where it involves the conversion, re-use or replacement of existing agricultural/ rural buildings where this would result in a more sustainable development than could be achieved through converting the building. Other criteria include an acceptable impact on the character and appearance of the area, lighting, residential amenity and highways. The preamble to the policy states that its objectives are to positively focus growth on sustainable settlements, to help protect the intrinsic character and beauty of the countryside and to prevent the cumulative erosion of the distinctive character and qualities of the district's countryside.
- 8.2.4 Policy DM12 permits proposals for the extension of existing camp sites subject to certain criteria including a reasonably accessible location, an intensity of use compatible with the location and the use of existing buildings or structures where possible, to provide ancillary facilities.
- 8.2.5 CP5 expresses a presumption in favour of the retention and improvement of the existing visitor accommodation stock, including camping and caravan sites, and supports the development of an all year-round visitor economy.

### 8.3 Principle of the Proposed Uses

- 8.3.1 'Bulbs' is a mono-pitched timber building of no particular historic/ architectural merit and would be replaced with a more sustainable building (in terms of energy efficiency and use of a green roof) of higher quality design. The building would be taller to accommodate the green roof but would remain a modest single storey building with a mono-pitched form. The visual impact of this would be neutral given the relative scale and siting. The building would be over 40m from the closest residential plot (Woodside) and 60m from the dwelling itself. With a footprint of 42sqm it would constitute small-scale employment development which could diversify and complement the campsite use, provide opportunities for small start-ups and would be likely to be low key by virtue of its limited floor area and use. The submitted information refers to an intended use as artists' studios and B1 'business' use generally. B1 uses can operate in residential areas without detriment to amenity by definition. The removal of permitted development rights and a restriction on hours of use is merited to prevent alternative uses which may have limited economic benefits or be inappropriate in terms of traffic generation/ private car use, the character of the area and neighbouring amenity.
- 8.3.2 The justification for clustering all of the campsite activities in the large barn closer to the majority of pitches is logical in operational

terms and would move some activity further from neighbouring dwellings/ the B+B. It is not uncommon for campsites to have a hub with communal facilities. Part of the building would be retained in B1 use to be leased to a business. The current use of the barn for storage by an auctioneering firm appears to be very low key. The historic commercial use of the wider site and the potential for the barn to lawfully be used for a much more intensive B1/ B8 use notwithstanding its basic utilitarian nature are material considerations. Machinery use, industrial processes and deliveries are precluded in the barn outside the hours of 08:00-18:00 Monday-Friday and 08:00-13:00 Saturday however, in planning terms, the building could otherwise be used 24/7. The original application for a change of use of the wider site to a campsite restricts check in/ out between 08:00 and 20:00. The proposed increase in floor space would be not be insignificant however would be contained within the existing building and it appears that planning permission would not be required for a mezzanine floor under the current use. It would also constitute a more efficient use of buildings on the site. The proposal would improve the external appearance and environmental performance of the barn, which is of no particular historic/ architectural merit. It would provide biodiversity enhancements in the form of living walls and would enrich guests' experience through the provision of indoor kitchen and dining facilities, socialising and learning space. This would be likely to attract more guests outside of peak season and help to bolster a year-round visitor economy. It is noted that the campsite normally closes from the end of October until the end of March however a year-round operation is not precluded by condition. Use of the barn for educational talks as described would complement the character of the campsite and have benefits in terms of fostering an interest in the environment, bringing people together from the wider community and making use of the building for a positive purpose when the weather is poor at quieter times, be it mid-week or out of season.

- 8.3.3 The case officer has visited the site on two occasions. It is evident that nature, education, the quiet rural environment and sustainability are fundamental to the ethos of the business. Numerous pitches were occupied by families with children. Stag/ hen parties, pets and music are not allowed. Post 10pm is 'quiet time'.
- 8.3.4 Notwithstanding these factors, uncontrolled use of the barn would not be appropriate. The site/ business could be sold to another operator. The site is isolated and not readily accessible by public transport. The lack of a footpath or cycling infrastructure would be likely to discourage people from using more sustainable modes of transport. While groups may opt to travel by minibus, it is likely that the majority of attendees would travel by private car which is discouraged by CP13. While guests' arrivals would be spread out, it is likely that non-guests would arrive/ depart over a short space of time. Traffic and other activity on the site could result in an adverse impact on the quiet rural environment and amenity of occupants of neighbouring properties as well as other visitors to the area contrary

to DM10 and DM25. It has not been suggested that there is a shortage of community space in neighbouring settlements which the proposal seeks to provide for. It is noted that the campsite has recently been granted an alcohol licence.

8.3.5 Further details were requested about the intended use of the barn. The following information was provided:

- there is no intention to rent out or use the building as a venue for weddings, parties, general meetings or exercise classes/ workshops for example.

- the aim is to provide an opportunity for peaceful groups to learn more about wildlife, the local environment and sustainability with reference to the 7 action areas of Lewes District Council's draft Climate Change and Sustainability Strategy Framework to meet its objective to become carbon neutral by 2030.

- such talks would be open to guests during holidays and weekends and non-guests at other times when the campsite is typically closed or very quiet.

- non-guests could be school or community groups, wildlife and environment groups, local business teams (as a team learning/bonding activity) or members of the local community. The number of attendees could be capped at 30 and the number of non-guest talks could be capped at 18 per annum and no more than 2 a month.

- campers attending would already be staying on site and using the allocated parking.

- any visiting non-guests would be arriving when the campsite is quiet as outlined. Irregular visits from local residents are unlikely to have a tangible impact on the local highway.

- talks would be predominantly in the day/ early evening. The campsite has a quiet after 10pm policy. Ideally the talks could run until 10pm however there may be limited occasions when the subject matter would be better suited to early in the morning or late at night such as a dark night sky talk.

8.3.6 A 10pm finish for talks/ events for non-guests could result in a disturbance to neighbouring residents/ B+B guests through noise from traffic leaving the site among other factors. The requirement for non-guests to have vacated the site by 9pm would be more reasonable. This and control of the site through the parameters outlined above would generally strike a reasonable balance between facilitating sustainable rural economic growth per various adopted policies outlined above and preventing material harm to the character and appearance of the area including tranquility, the environment, neighbouring amenity, highway safety and the capacity of the road network. On balance, a condition limiting hours of use of the barn by guests and staff would not be reasonable or enforceable considering the lawful B1/B8 use could be 24/7; that campsite check in/out is controlled by condition under the original

change of use application; that the toilets, showers, office and storage would need to be more accessible over a broad range of hours; and the separation distance from the closest, aforementioned neighbouring plots (approximately 75m and 90m). A condition limiting use of the barn for purposes ancillary to the campsite (sui generis) also adds a layer of control preventing use for general events.

#### 8.4 Impact on the Amenity of Residents and Visitors

- 8.4.1 There would be no material harm to neighbouring amenity through loss of privacy taking into account cumulatively the historic and established commercial activity; vegetation on and around the site; the topography of the site; the separation distance involved; the measures used to minimise light spill; the wall enclosure to the first floor patio; and the wooded nature of land to the north.
- 8.4.2 No concerns were raised by the Environmental Health Officer in his consultation response and a subsequent site visit did not alter his initial views. Standard hours of construction are secured by condition in the interests of neighbouring amenity.
- 8.4.3 Use of the barn as a space for guests for dining, cooking, socialising and relaxing would not be unreasonable. As outlined, the premises were recently granted an alcohol licence and there are separate licencing mechanisms in place to review this. It would not be reasonable to prevent the playing of any music per se and excessively loud music and other noise would be within the remit of Environmental Health. Guests would already be on the site and this application would not affect the numbers of guests.

#### 8.5 Highway Safety

- 8.5.1 Paragraph 109 of the NPPF 2019 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.
- 8.5.2 The background of the site, the proposal and recommended conditions have been discussed with ESCC's Highway Officer who has no objection subject to securing the proposed parking and turning spaces, limiting the number of trucks per month and per annum, as well as the number of non-campsite guests who could attend to ensure there would not be an excessive volume of traffic arriving/ departing the site at any one time and that there would be sufficient onsite parking.

#### 8.6 Lighting

- 8.6.1 DM20 restricts development with potential to contribute to unacceptable levels of light as well as soil, air and noise pollution. DM10 states that external lighting, or light spillage from internal lighting, should be kept to the minimum necessary for operational or safety purposes.
- 8.6.2 There is no formal dark sky designation which applies to the site however it is in a relatively isolated rural area with limited light

pollution. The proposal would result in an increase in glazing to both buildings, particularly the barn where wall cladding would be replaced with large windows. There are existing polycarbonate rooflights on the barn which are not shown on the plans and it is noted that the building could currently be altered under permitted development rights. The barn proposal includes an enclosed but uncovered first floor patio space involving removal of part of the roof at the north eastern corner. Light spill from the barn would be minimised cumulatively through limited night time use of the building, louvres to angle light downwards, the wall enclosure around the patio and a restriction on any increase in the area of rooflights. The studio would predominantly be used during daylight hours and the proposed glazing to it would not be excessive. A condition is attached to secure details of any artificial external lighting on the two buildings and the applicant has suggested that an existing flood light on the barn would be removed. The proposal would not result in unacceptable levels of light pollution taking into account the above factors.

## 8.7 Biodiversity and the Natural Environment

- 8.7.1 The application is supported by an Ecological Assessment which sets out various measures to prevent harm to and provide a net gain in biodiversity.
- 8.7.2 The proposal is supported by East Sussex County Council's Ecologist subject to conditions to secure the measures proposed. Further details are secured by condition to ensure that these measures would be enforceable.
- 8.7.3 Details of measures to prevent infringement of the ancient woodland buffer have been submitted following complaints over the summer however the buffer is secured by condition under an earlier planning application and it would not therefore be reasonable, necessary or relevant to repeat this under the current application.

## 8.8 Further Matters

- 8.8.1 Without prejudice to the outcome of the other live application for the site [LW/20/0417 Variation of conditions 1, 2 and 3 attached to planning approval LW/13/0636 to provide for an additional three pitches, parking spaces and the siting of camping pods], the cumulative impact of a potentially higher number of pitches and/or guests on the site has been taken into account in the recommendation set out in this report.
- 8.8.2 Additional information on the number of pitches has been provided by the agent in respect of the other live application. An increase in smoke from camp fires is not relevant to this application.
- 8.8.3 Objections have referred to the siting of the bin stores closer to neighbouring properties. This is not a matter for consideration under the current application. In any case, this would not result in material harm to neighbouring amenity given the separation distance involved and the use of the wider site.

- 8.8.4 The proposal would have a neutral impact on the setting of the listed dwelling (to the south of the access) in the context of the historic and existing commercial uses and the scale and nature of the proposed development.

## 9. **Human Rights Implications**

- 9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

## 10. **Recommendation**

- 10.1 The proposal is supported in principle by policies CP4, CP5, DM10 and DM12.
- 10.2 There would be no material harm in terms of factors such as the amenity of residents and visitors to the area, the character and appearance of the area, highway safety, light pollution, biodiversity and the natural environment.
- 10.3 In any case, the proposal would result in overriding social, economic and environmental benefits through the enhancement of campsite facilities, small-scale diversification, use of the site at quieter times for educational talks, higher quality design and biodiversity enhancements.
- 10.4 The application is therefore recommended for approval.

### 10.5 Conditions

1. Demolition, site clearance, site preparation and construction shall be restricted to between 08:00-18:00 hours Monday to Friday and 09:00-13:00 hours on Saturdays and not at all on Sundays or bank holidays. No machinery shall be operated, no industrial processes shall be carried out and no deliveries or collections shall be made in association with the development/ uses hereby approved outside of these specified times.  
  
Reason: To protect the amenity of neighbouring residents and visitors to the area and safeguard the character of the locality in accordance with DM10, DM12, DM20, DM23 and DM25 of Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Submission Document 2020 and the NPPF 2019.
2. The use of the smaller building (known as 'Bulbs') shall be restricted to Class B1 'Business' of the Town and Country Planning (Use Classes) Order 1987 or Class E(g) of the Town and Country Planning (Use Classes) Order 1987 as amended and the building shall not be used for any other purpose whatsoever, including within Classes B or E, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 2015 or the provisions of any statutory instrument amending, revoking and re-enacting those Orders. The building shall not be used outside the hours of 09:00-18:00 Monday-Friday and 09:00-13:00 Saturdays, Sundays and bank holidays.

Reason: To protect the amenity of neighbouring residents and visitors to the area and safeguard the character of the locality in accordance with DM10, DM20, DM23 and DM25 of Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Submission Document 2020 and the NPPF 2019.

3. Unless otherwise specified by a condition under this permission, the larger building (the barn) shall be used as a campsite reception and hub ancillary to the use of the wider campsite (sui generis) and/or for Classes B1 'Business' and B8 'Storage and Distribution' of the Town and Country Planning (Use Classes) Order 1987 or Class E(g) of the Town and Country Planning (Use Classes) Order 1987 as amended and for no other purposes whatsoever, including within Classes B or E, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and the provisions of any statutory instruments amending, revoking and re-enacting that order or the Town and Country Planning (Use Classes) Order 1987.

Reason: In order to protect the amenity of neighbouring residents and safeguard the character of the area in accordance with DM10, DM12 and DM25 of Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Submission Document 2020; and the National Planning Policy Framework 2019.

4. Notwithstanding condition 3 and unless otherwise agreed in writing by the Local Planning Authority, the barn shall be not be open to members of the public who are not camping on the site overnight with the exception of attendance for educational talks/ educational events which shall be limited to
  - a maximum of 18 days per annum;
  - no more than one event per fortnightly period;
  - days which do not fall within any school holidays, days of the weekend including Fridays, bank/ public holidays;
  - a maximum of 30 attendees at any one time;
  - between the hours of 10:00 and 20:30, with all attendees having vacated the wider site by 21:00.

Reason: In order to protect the amenity of neighbouring residents and visitors to the area, to safeguard the character of the area, in the interests of highway safety and to allow for economic growth and year round use of the site during quieter periods whilst acknowledging the site's isolated location and limited public transport connections in accordance with CP13 of Lewes District Local Plan Part 1 Joint Core Strategy 2010-2030; DM10, DM20, DM23 and DM25 of Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Submission Document 2020; and the National Planning Policy Framework 2019. No development shall take place until a scheme to control the emission of dust from the construction works at the site has been submitted to and approved in writing by the Planning Authority. The approved scheme shall be fully implemented throughout the duration of construction works, with all

equipment maintained in accordance with the manufacturer's instructions at all times until completion of the development.

5. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to first use of the buildings hereby approved. The scheme shall include more specific details of ground surfacing; hedge, tree and other planting (including the number, size and species to be planted/ translocated); the green wall of the barn; and the green roof for the replacement building, 'Bulbs'.

Upon approval:

a) the scheme shall be carried out in the planting season following occupation of the buildings or in accordance with a timetable to be agreed in writing with the Local Planning Authority;

b) all planting shall be carried out in accordance with British Standards, including in respect of plant storage and ground conditions at the time of planting;

c) the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and

d) the whole scheme shall be subsequently retained.

Reason: To ensure that the hard and soft landscaping is secured and appropriate to the rural character of the site; and in the interests of sustainable urban drainage and achieving biodiversity enhancement in accordance with CP10, CP11, CP12 of Lewes District Local Plan Part 1 Joint Core Strategy 2010-2030; DM24 and DM25 of Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Submission Document 2020; and the NPPF 2019. Details of any artificial lighting to be used on the site shall be submitted to and approved in writing by the Local Planning Authority prior to use and shall accord with the approved details thereafter.

6. Details of any external artificial lighting to be used on the barn or the replacement building, 'The Bulbs', shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and shall accord with the approved details thereafter.

Reason: To prevent unnecessary light pollution in the interests of protecting the amenity and rural character of the area and biodiversity whilst allowing for passive solar gain, natural light and security in accordance with CP11 and CP14 of Lewes District Local Plan Part 1 Joint Core Strategy 2010-2030; DM10, DM20 and DM25 of Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Submission Document 2020; and the NPPF 2019.

7. Angled louvres shall be installed on the windows of the barn prior to first occupation of the building in accordance with the approved plans and the Proposed Lighting Plan received on the 11/11/20 and shall be retained thereafter.



Reason: To prevent unnecessary light pollution in the interests of protecting the amenity and rural character of the area and biodiversity whilst allowing for passive solar gain, natural light and security in accordance with CP11 and CP14 of Lewes District Local Plan Part 1 Joint Core Strategy 2010-2030; DM10, DM20 and DM25 of Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Submission Document 2020; and the NPPF 2019.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and/ or re-enacting that Order), any rooflights on the replacement roof of the barn shall not exceed the area of rooflights on the existing roof.

Reason: To prevent excessive light pollution in the interests of protecting the amenity and rural character of the area and biodiversity whilst allowing for passive solar gain, natural light and security in accordance with CP11 and CP14 of Lewes District Local Plan Part 1 Joint Core Strategy 2010-2030; DM10, DM20 and DM25 of Lewes District Local Plan Part 2: Site Allocations and Development Management Policies Submission Document 2020; and the NPPF 2019.

9. Details of 4 electric car charging points for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. They shall be installed in accordance with the approved details prior to first use of the buildings hereby approved and retained and maintained in accordance with the manufacturer's instructions thereafter.

Reason: To encourage the uptake of electric vehicles in the interests of reducing harmful emissions and minimising the impact of the development on air quality, in accordance with policies CP13 and CP14 of the Lewes District Local Plan Part 1 Joint Core Strategy 2010-2030; and the NPPF.

10. Prior to the first use of the buildings hereby permitted, details of secure and sheltered cycle parking storage for a minimum of ten bicycles shall be submitted to and approved in writing by the Local Planning Authority and provided and retained in accordance with the approved details thereafter.

Reason: To reflect the more intensive use of the site proposed, to encourage alternative, more sustainable modes of transport and to reduce local contributing causes of climate change in accordance with Policies CP13 of Lewes District Local Plan and the NPPF 2019.

11. The development hereby approved shall be carried out in accordance with the precautionary and mitigation measures under section 7 of the submitted Ecological Assessment dated June 2020. Further and specific details of the enhancement measures under section 8 and a timetable for their installation shall be submitted and approved by the Local Planning Authority prior to first use of the buildings hereby approved. The enhancement measures shall be installed in accordance with the approved details and retained thereafter.

Reason: In the interests of biodiversity protection and enhancement in accordance with CP10 of the Lewes District Local Plan Part 1 Joint Core Strategy 2010-2030; and DM24 of Lewes District Local Plan Part 2: Site

Allocations and Development Management Policies Submission Document 2020 and the NPPF 2019.

12. Use of the buildings hereby approved shall not commence until the parking and turning spaces have been provided in accordance with the approved Site Proposals Plan received 25th August 2020 with each parking space measuring at least 2.5m by 5m (add an extra 50cm where spaces abut walls). The parking and turning spaces shall thereafter be retained for that purpose only and shall not be used other than for the parking and turning of motor vehicles.

Reason: To ensure there would be sufficient onsite parking and turning and in the interests of highway safety in accordance with CP11 and CP13 of Lewes District Local Plan Part One Joint Core Strategy 2010-2030 and the NPPF 2019.

#### 10.6 Informatives

1. Buildings constructed or refurbished before 2000 may contain asbestos. An asbestos survey should be undertaken by a competent person in accordance with the guidance given in HSG264 Asbestos: The survey guide and a mitigation plan should be prepared to address the risk to future occupiers, construction workers and other parties from exposure to asbestos.
2. All waste material arising from any site clearance, demolition, preparation and construction activities should be stored, removed from the site and disposed of in an appropriate manner. It is an offence to burn trade waste.
3. The Local Planning Authority has acted positively and proactively in determining this application by engaging with stakeholders, visiting the site and neighbouring properties to get a better understanding of the operation and issues, seeking further information to address 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.
4. The development hereby permitted shall be carried out in accordance with the following approved drawings:

PLAN TYPE	DATE RECEIVED	REFERENCE
Location and Proposed Block Plans	2 July 2020	SCB-LUM001 Rev 01
Proposed Elevations Barn (Blding 1)	2 July 2020	SCB-LUM007 Rev 01
Proposed Floorplans Barn (Blding 1)	2 July 2020	SCB-LUM008 Rev 01
Proposed Elevations Studios (Blding 2)	2 July 2020	SCB-LUM009 Rev 01
Proposed Floorplans Studios (Blding 2)	2 July 2020	SCB-LUM010 Rev 01
Site Plan Proposals	25 August 2020	SCB-LUM006 Rev 02

<b>PLAN TYPE</b>	<b>DATE RECEIVED</b>	<b>REFERENCE</b>
Proposed Lighting Plan Barn	11 November 2020	SCB-LUM011 Rev 01

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

11. **Background Papers**

11.1 None.