

Planning Committee Meeting

9 March 2017

Agenda Item 11
SDNP/16/05558/FUL
Stanmer House, Stanmer Park, Brighton

Retention of marquee structure and ancillary landscaping
works (Retrospective)



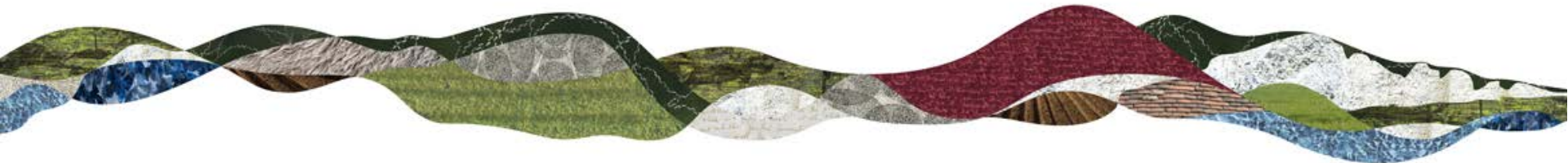
Cumulative impacts

- Change of use of Stanmer House to incorporate additional uses, including hotel – SDNP/16/05602/FUL & SDNP/16/05603/LIS (**Agenda item 12**)
- Stanmer Park Masterplan including provision of new car parks -SDNP/16/03927/FUL & SDNP/16/03928/LIS (**December committee**)

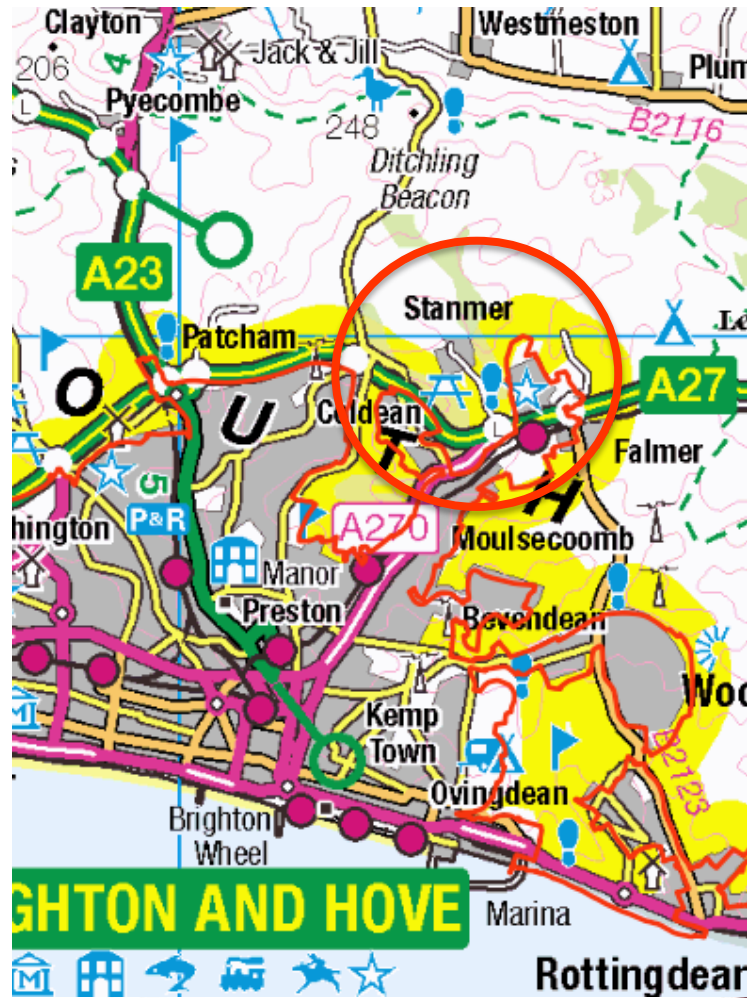


Main considerations

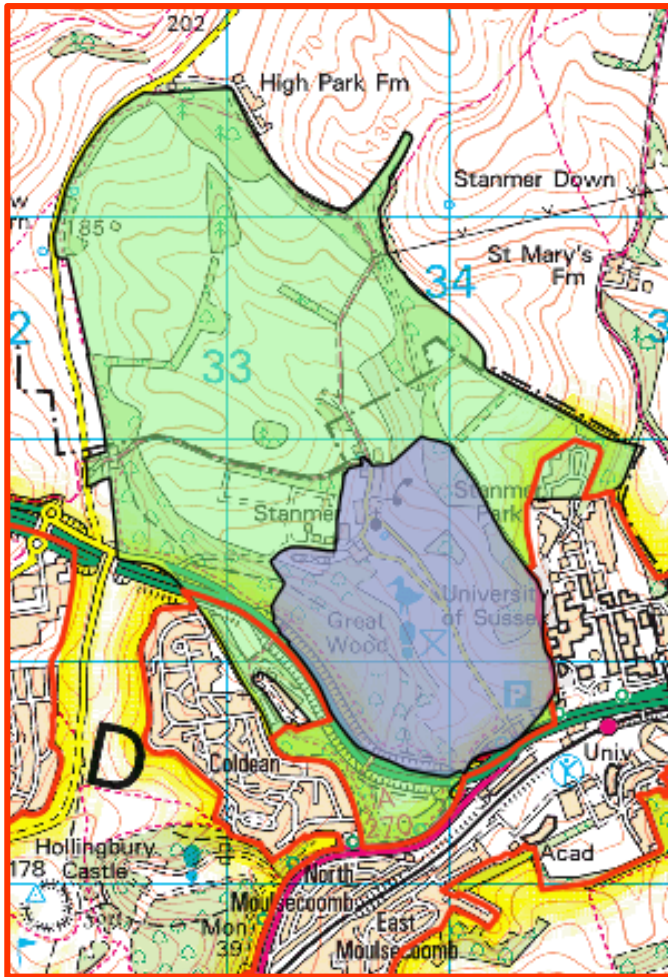
- Principle of development in this rural location
- Impact on the character and appearance of the local area and heritage assets
- Traffic and parking
- Noise impact and tranquillity
- Temporary or permanent consent?



Site location



Setting/constraints



- Grade II Registered Park & Garden
- Conservation Area
- Listed Buildings (II, II* I)
- Public Rights of Way & Open access land
- Residential properties



Stanmer House

Grade I Listed

Stable dwellings

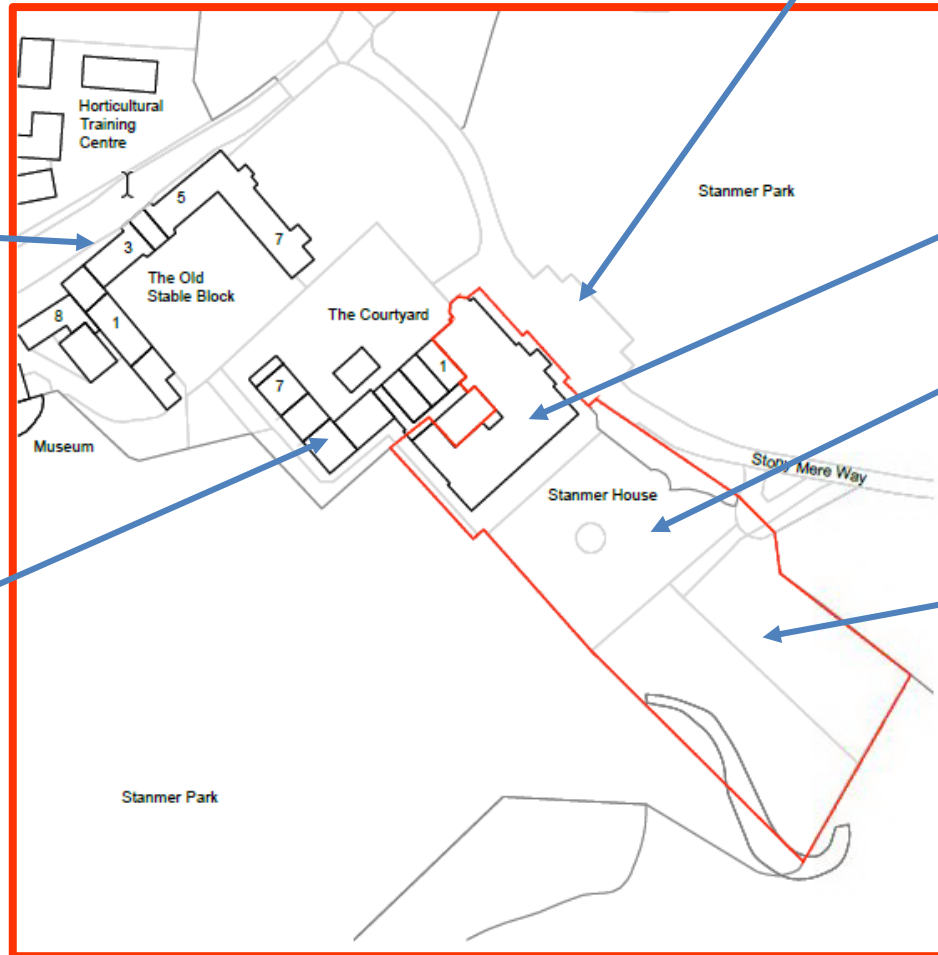
Courtyard dwellings

10 car parking spaces

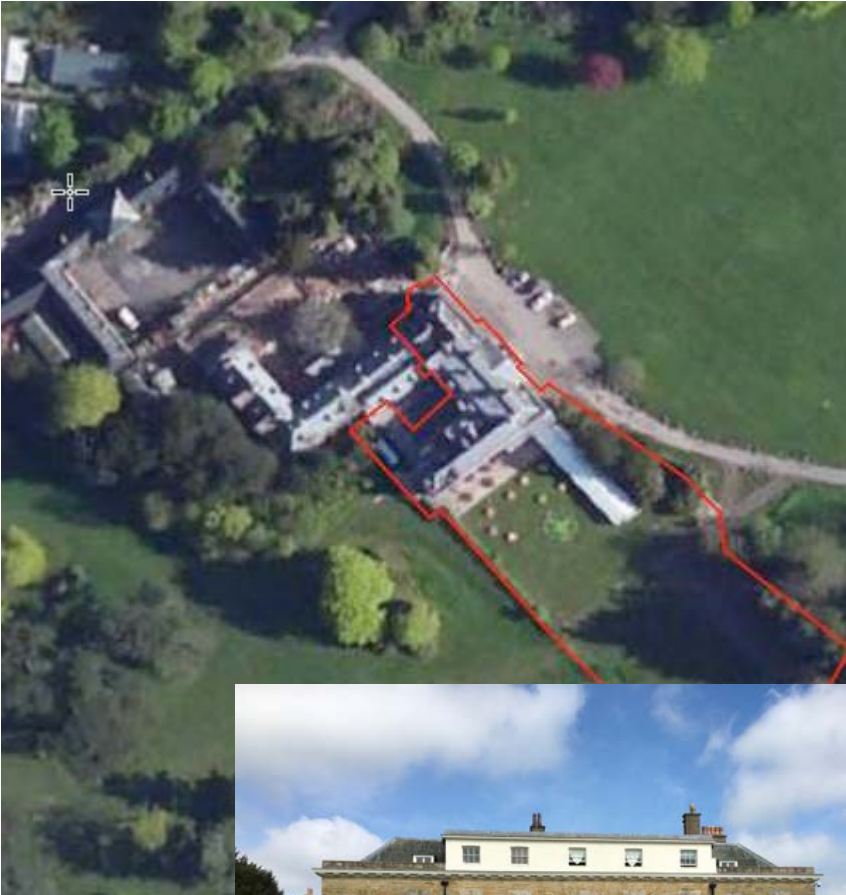
Stanmer House

Fountain garden

Car park, 18 spaces
(temporary Aug 2019)



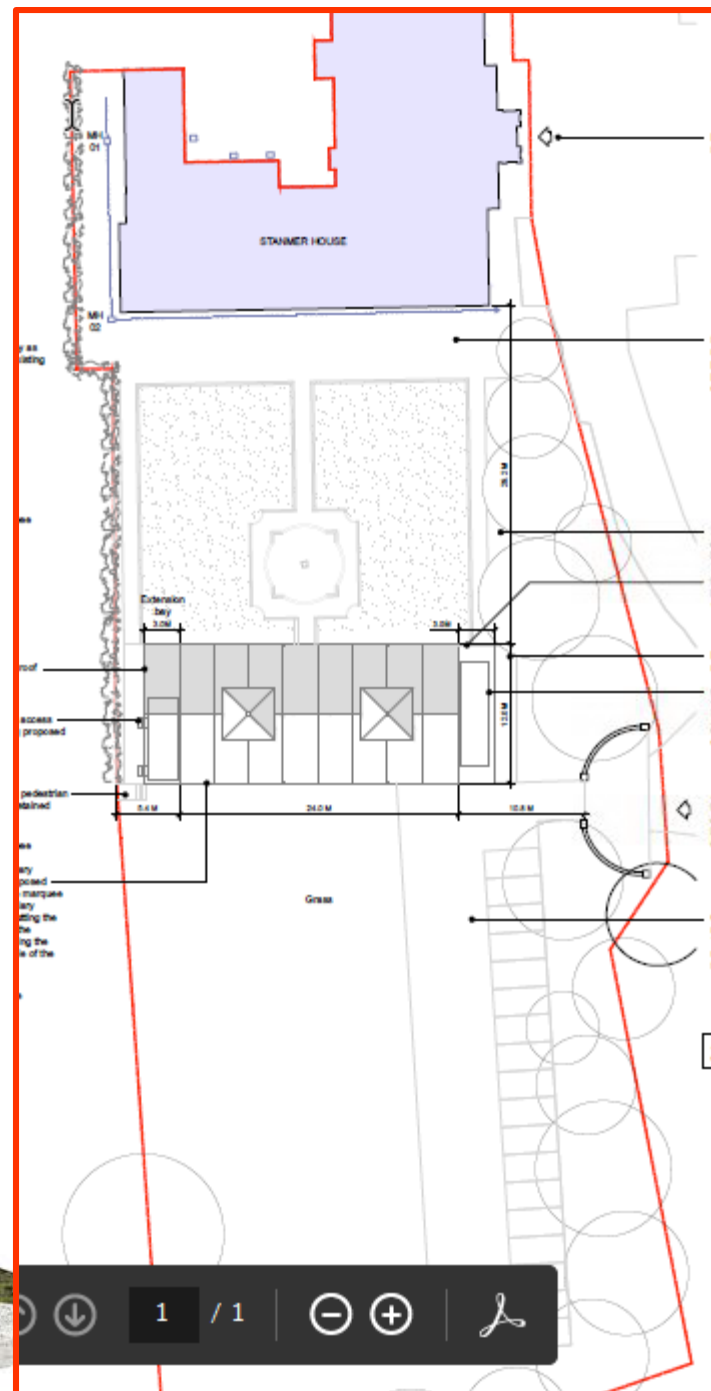
History



- Marquee for weddings and corporate functions
- Certificate of lawful existing development granted 2015 (SDNP/14/05896/LDE)
- In place for 4 years and 'probably' since 2007/8

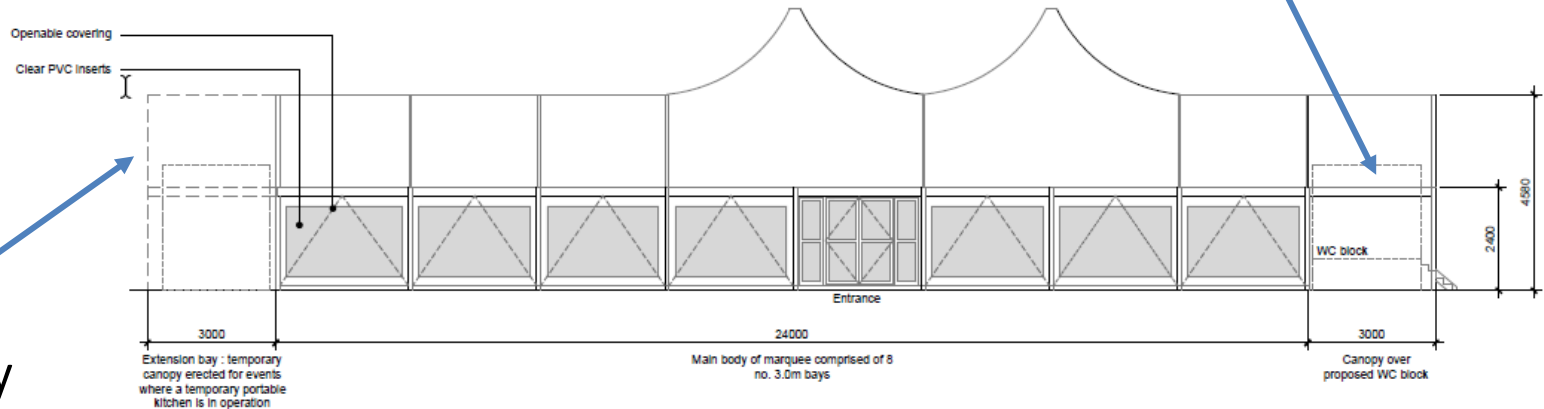
Proposal

- Retrospective application (on site since July 2016)
- Marquee used for weddings & private functions
- Landscaping to fountain garden



Marquee elevations

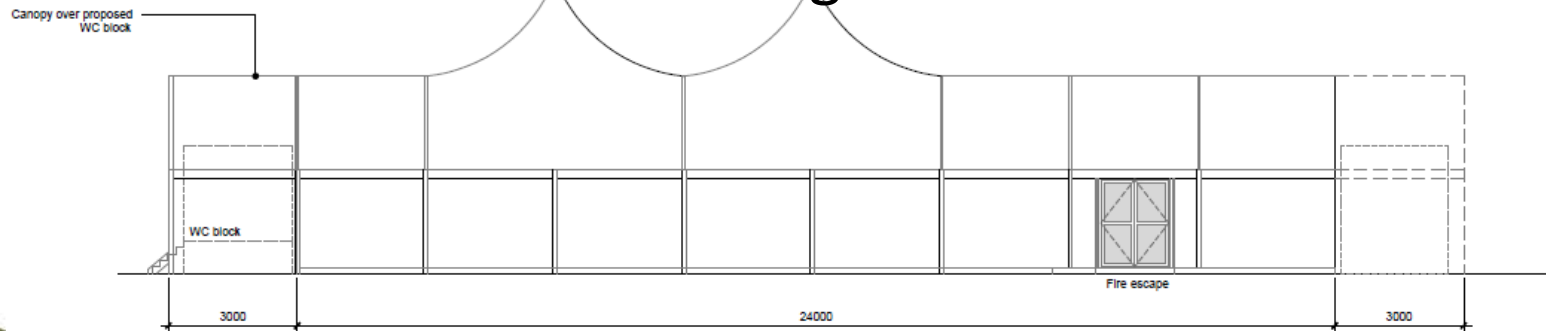
Canopy over toilet block



North facing elevation

3 ELEVATION
PROPOSED FRONT ELEVATION
(NORTH ELEVATION) SCALE 1:100

South facing elevation



Site photos (marquee & landscaping not in complete conformity with submitted plans)



View from the south



View from the south



Temporary car park



View from the west



View within the fountain garden



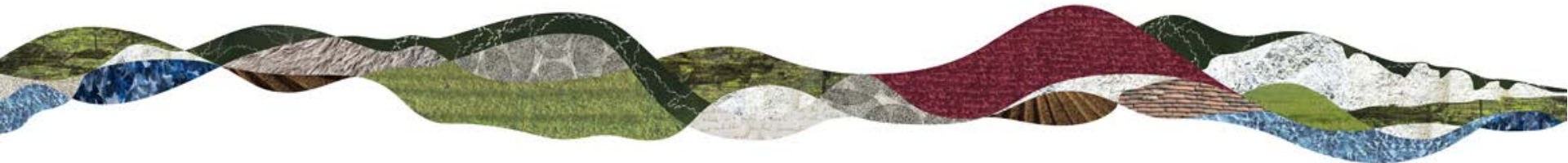
View from access road to southeast



View from the east

Considerations

- Principle of development in this rural location
- Impact on the character and appearance of the local area and heritage assets
- Traffic and parking
- Noise impact and tranquillity
- Temporary or permanent consent?



Recommendation

- That temporary planning permission be granted subject to the conditions set out in paragraph 10.1 of the Officer report and update sheet.

