

Recommendation Report for

REF NO: AL/12/22/AG

LOCATION: Norton Grange Farm
Norton Lane
Norton
PO20 3NH

PROPOSAL: Notification under Schedule 2 Part 6 of the General Permitted Development Order for the construction of 1 No. galvanised steel water tank on concrete base.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 2015 as amended under Schedule 2, Part 6, Class A 'agricultural development on units of 5 hectares or more' to determine whether the Local Planning Authority has any objections with regard to the siting and appearance for the construction of 1 No. galvanised steel water tank on concrete base.
SITE CHARACTERISTICS	The application site is in agricultural use.
CHARACTER OF LOCALITY	The farm is outside of the built up area boundary. There are some residential properties to the south of the site located in spacious plots.

REPRESENTATIONS

None.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

None.

POLICY CONTEXT

Designation applicable to site:

Outside built up area.

DEVELOPMENT PLAN POLICIES**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

This application falls to be determined under Schedule 2, Part 6, Class A of the Town & Country Planning (General Permitted Development) Order 2015.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

CONCLUSIONS**PRINCIPLE:**

The site lies outside the built up area boundary but where the principle of agricultural/horticultural development is permitted subject to a Prior Notification under Part 6, Class A, A.2, (2), (a), (i) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the consideration of siting and appearance and compliance with the conditions of the Order.

DESIGN AND SITING

As stated above, the local planning authority is only able to assess the proposal in respect of its siting and appearance. The water tank is sited appropriately, a suitable distance away from Norton Lane. The proposed water tank is unlikely to be visible from the wider area due to its location which features planting along the road boundary.

The proposed tank would be constructed of grey galvanised corrugated steel. The design is of no architectural merit and is typical of a farm storage tank. It is 3m in height and not considered to appear unduly dominant upon the landscape and whilst towards the outer edge of the site would not be viewed as an isolated feature in the countryside.

CONCLUSION:

The storage water tank is considered to be necessary for agricultural purposes and its siting and appearance is considered to be appropriate. The water storage tank complies with relevant criteria and constitutes permitted development under Part 6 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

It is recommended that no objection be made in relation to the siting and appearance.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun

District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

NO OBJECTION

- 1 For the avoidance of doubt the approved details are the location plan and proposed elevation submitted on 23/2/22.
- 2 INFORMATIVE: The applicant is advised that under Part 6 A2 (7) you are required to notify the Local Planning Authority in writing within 7 days of the date on which the development is substantially completed.