

ALDINGBOURNE PARISH COUNCIL

(covering the settlements of Aldingbourne, Westergate, Woodgate, Norion, Nyton & Lidsey)

**Clerk to the Council,
73 Ash Grove, Bersted, Bognor Regis West Sussex PO22 9JT**

Dear Mr Davis

Re: AL/70/13 Application for the removal of Condition 7 (land restored to former condition) following a grant of planning permission AL/119/10/.

This application is a departure from the Development Plan and is located outside the settlement boundary and is therefore contrary to GEN 2 of the adopted Local Plan 2003. In addition the proposed use is in conflict with policy GEN 3 which refuses permission for development in the countryside that does not have an agricultural justification.

It is acknowledged that Showpersons sites do not fit neatly into any definition of any one land use category. The sites combine a residential use, attained by the siting of their mobile caravans with a commercial section for storing and maintaining fairground equipment. The sites are often subdivided to allow for these two distinctive uses. Circular 04/07 - Planning for Travelling Showpeople provides guidance for such development, stating that;

" New development in the open countryside away from existing settlements, or outside areas allocated in the development plan documents, should be strictly controlled: however rural areas may be acceptable for some forms of travelling showpeople's sites. For example, circuses are more likely to be acceptable in rural areas as they are more likely to need land for exercising animals, and less likely to have rides to maintain"

It is considered that in this instance that as the site is used for the commercial storage and maintenance of a number of fairground rides, lorries and vending vans the siting of permanent development would not normally be appropriate within the open countryside in this location.

The issues raised above are an important consideration to the removal of Condition 7 of AL/119/10, which states;

"The mobile homes, caravans and associated hardstandings hereby permitted shall be removed and the land restored to its former condition on or before the expiration of 24 months from the occupation of the first mobile home following this permission.

Reasons: The Local Planning Authority would not normally grant permission for such a development in this location but under the circumstances prevailing it is considered reasonable to make an exception in this instance and to allow the development for a limited period until which time the Local Planning Authority can review the special circumstances under which this permission is granted."

The officers report for AL/119/10 also stated that;

"The Council is embarking on the preparation of a new local plan, likely to be in force within the next three years and from which sites for gypsy, travellers and travelling showpeople will be identified. It may be that some of these identified sites will be more acceptable than what is proposed by this application. It is therefore recommended that a temporary permission of 24 months be granted after which time the situation regarding housing need for travelling showpeople can be reviewed and reassessed."

It is considered that the special circumstances under which the original permission is granted have not substantively changed and therefore the Parish Council raises an **OBJECTION** to the removal of Condition 7.

The Parish Council is willing to accept a further temporary extension of the extant permission for a further period of 24 months until such time that Arun District Council has better formulated its emerging draft Local Plan and supplementary planning guidance for Travelling Showpersons.

The Parish Council also wish to draw attention to the Landscape Proposals Plan submitted with application AL/70/13. The plan as submitted clearly shows the planted landscape bund extending eastward to the boundary of Aldingbourne Nurseries. This is the same plan as submitted under AL/119/10. The landscape bund as implemented under AL/119/10 does not fully extend to the boundary of Aldingbourne Nurseries and consequently views are afforded to the high sided vehicles and showground equipment currently parked on the Travelling Showpersons site, which adversely affect the visual amenity of the locality and appear visually obtrusive and harmful to the rural character and appearance of the open countryside in contradiction to saved Policy GEN 3.

It documented in the officers report AL/119/10 that the impact to "visual amenities of this rural area is considered to be, initially, unacceptable." The implementation of the landscape scheme as submitted was an important material consideration to the determination of the planning application.

It is therefore considered that the implementation of the **full** landscape scheme as submitted under AL/119/10 and AL/70/13 **must** be adhered to (without revision) in the determination of the application as submitted or any temporary extension of the extant permission.

Yours sincerely,

Rachel Cornell
Clerk to the Council