

Recommendation Report for Planning Permission

REF NO: A/126/18/PL

LOCATION: The Scout Hut
Fletcher's Field
Rectory Lane
Angmering

PROPOSAL: Covering of parking area & driveway leading off Rectory Lane with permeable decorative aggregate laid on a Drivegrid system & concrete setts. - This application may affect the character & appearance of the Angmering Conservation Area

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Relatively flat, however access slopes up to site.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The application site is open to the boundary abutting Fletcher's Field, with a low level stone wall to the boundary abutting Rectory Lane.
SITE CHARACTERISTICS	The application site is a plot of land adjacent to Fletcher's Field in Angmering featuring a wooden clad hut/hall that is used for a variety of community uses including the Scouts. The site is open to the boundary abutting Fletcher's Field and features a stone wall to the boundary abutting Rectory Lane. The application site is predominantly flat with a slight slope up, at the site access, to the site from Rectory Lane.
CHARACTER OF LOCALITY	Predominantly residential, characterised by a mix of dwelling styles. Recreation ground opposite. The application site is situated within the Angmering Conservation Area.

RELEVANT SITE HISTORY

A/171/04/	Removal of some windows. Replacement PVCu windows with external guarding.	ApproveConditionally 08-03-05
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Noted.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Angmering Parish Council

Angmering Parish Council: No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer: Does not object, their comments are summarised as follows:

Proposal will enhance the appearance of the area.

Not clear what colours the materials will be. This will need to be supplied to the council, but can be done by way of condition.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within Built-up Area Boundary

Sites of Archaeological Interest

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas
HERDM6	HER DM6 Sites of Archaeological Interest

[Angmering Neighbourhood Plan 2014 POLICY HD1](#) Built-up Area Boundary

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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 Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

The Angmering Neighbourhood Development Plan Policies apply:

HD1: Built-up Area Boundary

HD4: Materials.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:

The principle of development is acceptable within the built up area boundary in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 subject to consideration against relevant development plan policies. The key Policy considerations in the determination of this application are deemed to be D DM1, DSP1 and HER DM3 of the Aun Local Plan 2011-2031 and HD1, HD4 of the Angmering Neighbourhood Plan 2014-2029.

DESIGN AND VISUAL AMENITY AND CONSERVATION AREA:

While the proposal is only for the covering of the existing parking area & driveway the application site is situated within the Angmering Conservation Area. The Conservation Officer has commented on this application and does not object to it. They consider that Proposal will enhance the appearance of the area. However, They note that full details regarding the proposed materials have been submitted and consider the imposition of a condition requiring these be submitted is appropriate.

Officers note that the application site is flanked by Grey Barn a Locally Listed Building/Structure of Character. It is noted that, from an assesment of the plans that the proposed surfacing would not abut

Grey Barn. Therefore it is considered that the proposal would not have a detrimental impact on Grey Barn or its surroundings.

The materials that are to be used for the surfacing are as follows:

Marshall's Drivesett Argent Block Paving - entrance

Marshall's Drive Grid Permeable Driveway system and decorative aggregate - parking area

As aforementioned, full details such as the colour of the block paving or the aggregate have not been provided. Therefore should planning permission be approved an appropriate materials condition would be imposed.

From an assesment of the plans and submitted details officers consider that proposal would not have a detrimental impact on the wider area/Conservation Area, subject to the imposition of an appropriate and reasonable materials condition.

As such, it is considered that the proposed hardstanding would comply with Policy D DM1 of the Arun Local Plan 2011-2031.

IMPACT ON RESIDENTIAL AMENITY:

The area is already utilised for the parking of vehicles and as the proposal is only for hardstanding to cover this area, not to extend it, it is considered that it would not have a detrimental impact on the residential amenity of occupiers of adjoining and neighbouring properties.

As such, it is considered that the proposed hardstanding would comply with Policy D DM1 of the Arun Local Plan 2011-2031.

IMPACT ON THE AREA OF ARCHAEOLOGICAL SIGNIFICANCE:

While the application site falls within the an Area of Archaeological Significance, Officers consider that as the proposal is only for the laying of paving it is unlikely that significant excavation would be required. Therefore it is considered that any archaeological items of significance that may be sited under the earth would not be impacted. Additionally it is considered that the application site would not have a direct or indirect impact on the settings of those sites listed in table 16.1- Scheduled Ancient Monuments of the Arun Local Plan.

As such, it is considered that the proposal would comply with Policy HER DM6 of the Arun Local Plan.

DRAINAGE:

The applicant has confirmed that the proposed hardstanding would be permeable and therefore allow surface water to discharge into the ground in accordance with Building Control regulations: Document H paragraph 2.9 -2.13 (pervious paving). While this is separately enforceable from planning legislation, planning seeks to ensure that water runoff is controlled in order to reduce the impact of this type of development on flooding and on pollution of watercourses.

Officers consider this to be acceptable.

NEIGHBOURHOOD DEVELOPMENT PLAN:

As a result of the above assesment Officers consider that the proposal would also comply with Policies HD1 and HD2 of the Angmering Neighbourhood Plan.

SUMMARY:

It is recommended that, having regard to the above assessment, the planning application is granted subject to appropriate and reasonable conditions.

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

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

18701-01
18701-Loc

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No hardstanding (including shingle) shall be laid or installed until details of the proposed materials, including their proposed colour, have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used , and retained, in the construction of the hardstanding hereby approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the character and appearance of the area/Conservation Area by endeavouring to achieve a development of visual quality in accordance with policy D DM1 and HER DM6 of the Arun Local Plan.

- 4 The hardstanding hereby approved shall be permeable, as stated in the submitted Foul and Surface Water Statement dated 24/09/2018, and shall remain as such.

Reason: For the avoidance of doubt and to minimise the impact of urban development on the water environment and to reduce flood risk in accordance with policy W DM3 of the Arun Local Plan.

- 5 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.