

A/131/06/

**PLANNING APPLICATIONS REPORT**

|                         |                                                                             |
|-------------------------|-----------------------------------------------------------------------------|
| DESCRIPTION/<br>ADDRESS | - Storage facility for greens equipment.<br>Ham Manor Golf Club, Angmering. |
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**THE SITE AND ITS SURROUNDINGS**

|                                       |                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION            | As above. The proposed new storage building is sited in amongst existing storage sheds and measures 11.1m in length, 6.1m in width and has a pitched roof measuring 3.35m at the eaves and 3.96m to the apex.                                                                                                                 |
| SITE AREA                             | Area of proposed shed is 0.0068 hectares.<br>(Overall site context includes golf club house, golf course and parking area not included in site area).                                                                                                                                                                         |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | N/A                                                                                                                                                                                                                                                                                                                           |
| TOPOGRAPHY                            | Gently sloping.                                                                                                                                                                                                                                                                                                               |
| TREES                                 | None affected by this application.                                                                                                                                                                                                                                                                                            |
| BOUNDARY TREATMENT                    | Adjacent to the location of the proposed shed there is a 1m high rural wire fence and beyond this in the neighbouring property is a large grassed mound.                                                                                                                                                                      |
| SITE CHARACTERISTICS                  | The storage area is sited approximately 60m to the north west from the main Ham Manor Golf Club building. There is a golf shop and parking area between the two structures. The golf course itself is sited to the north and west of the club building which is a Grade II Listed Building. The storage sheds are not listed. |
| CHARACTER OF LOCALITY                 | An attractive residential area surrounding the Ham Manor Golf Course characterised by leafy streetscapes and large, attractive dwellings and buildings.                                                                                                                                                                       |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION                                                                                            | DECISION                           |
|-----------|--------------------------------------------------------------------------------------------------------|------------------------------------|
| A/9/86    | Erection of greenkeepers workshop and stores                                                           | Approved conditionally<br>23-06-86 |
| A/214/86  | Proposed additional 4 no golf buggy's stores adjoining existing previously approved 12 no buggy stores | Approved conditionally<br>17-03-87 |
| A/166/87  | Extension to existing golf professionals shop                                                          | Approved conditionally<br>20-01-88 |
| A/179/88  | Demolition of existing professional's shop and erection of new professional's                          | Approved conditionally<br>05-12-88 |

**A/131/06/****RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION                                       | DECISION                           |
|-----------|---------------------------------------------------|------------------------------------|
|           | shop                                              |                                    |
| A/151/96  | Modular storage unit for ground keeping equipment | Approved conditionally<br>31-01-97 |
| A/104/04  | Storage unit for greens equipment                 | Approved conditionally<br>10-09-04 |

**REPRESENTATIONS RECEIVED**

| SOURCE                   | SUMMARY OF CONTENT                                                                                                                                          |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Angmering Parish Council | Objection on grounds that proposal represents departure from Development Plan. Recommend resubmission with proposed building as part of the main structure. |
| Local Groups             | None                                                                                                                                                        |
| Others                   | None                                                                                                                                                        |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|-----------|---------------------|
| None      |                     |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE                                 |
|----------------------------------------------------------------|
| Outside Built-up Area Boundary<br>Grounds of a Listed Building |

**DEVELOPMENT PLAN POLICIES**

|                                                                                               |
|-----------------------------------------------------------------------------------------------|
| West Sussex Structure Plan : DEV1, LOC2<br>Arun District Local Plan : GEN2, GEN3, GEN7, DEV11 |
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**PLANNING POLICY GUIDANCE**

|                                                                                            |
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| PPS1 - Delivering Sustainable Development<br>PPS7 - Sustainable Development in Rural Areas |
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**POLICY COMMENTARY**

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| The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual impacts. |
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**COMMENT ON CONSULTATION RESPONSES**

|      |
|------|
| None |
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**COMMENT ON REPRESENTATIONS RECEIVED**

|                                                                                             |
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| Noted, however the proposed shed is to be sited next to the main green keepers building and |
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**A/131/06/****COMMENT ON REPRESENTATIONS RECEIVED**

The existing sheds were granted planning permission during the mid 1980's and it is therefore considered unreasonable to recommend that the proposed shed be sited abutting the very attractive Ham Manor Golf Club which is a Listed Building rather than having the shed screened from the surrounds of the Golf Club building behind the existing storage sheds.

**ASSESSMENT OF PROPOSAL****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 adjoining properties.

**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**

The proposed shed is required for storage of equipment and machinery such as mowers and tractors which are used in association with the operations of the golf club. It is proposed that the shed be set in amongst existing outbuildings that are screened from the immediate setting of the Ham Manor Golf Club (a Grade II Listed Building) by trees, the golf shop and the main car park area. In its proposed location, the shed will not be readily visible from the public realm, the Listed Building or any neighbouring residencies and will not therefore result in detriment to the residential amenities of the surrounding area or the Listed Building by way of overshadowing or having an overbearing visual effect.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

**ANGMERING**

A/131/06/

Storage facility for greens equipment

Ham Manor Golf Club  
Angmering**RECOMMENDATION****Approve Conditions**

- 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 building shall be used for storage purposes in connection with the operations of Ham Manor Golf Club only and for no other purpose.

Reason: To safeguard the amenities of the neighbouring properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.