

Recommendation Report for Planning Permission

REF NO: A/57/19/PL

LOCATION: Woodland Sports Field
Station Road
Angmering
BN16 4HY

PROPOSAL: Erection of 2.5m high wire mesh security fencing with entrance gates to form a secure compound to contain a pre-fabricated GRP kiosk to house a new gas pressure regulator (governor).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a gas utility kiosk coloured green measuring 8.2 metres in length by 3.7 metres in width and 2.25 metres in height housing gas infrastructure surrounded by a 2.5 metre green mesh fence 15 metres by 10 metres in size. The development is as a result of needing to move the infrastructure due to the nearby road widening scheme on the A250 Roundstone Bypass.
SITE AREA	150 sq. m.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	None currently.
SITE CHARACTERISTICS	The site is occupied by a hardstanding and maintenance storage areas in the corner of an open school playing field (Angmering School) located behind a boundary hedge row and cycle path adjoining Station Road on the north side of Roundstone Bypass.
CHARACTER OF LOCALITY	The area is mixed with school playing fields to the east and north, agricultural land to the west across Station Road, with residential areas at a distance to the north and south.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Angmering Parish Council
No objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

WSSC Strategic Planning

CONSULTATION RESPONSES RECEIVED:

None.

COMMENTS ON CONSULTATION RESPONSES:

N/a.

POLICY CONTEXT

Designation applicable to site:

ADOPTED LOC PLN

OUTS BUILT AREA

SPEC CONT ADVTS

CLASS A ROAD

OHED ELECT LINE

PD RESTRICTION

NO PUBLIC SEWER

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

CSP1	C SP1 Countryside
INFSP1	INF SP1 Infrastructure provision and implementation
DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design

[Angmering Neighbourhood Plan 2014 POLICY HD4](#) Materials

Angmering Neighbourhood Plan 2014 POLICY HD5 Built Form

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

The Neighbourhood Development Plan

Policies HD4 - Materials and HD5 - Built Form in the Angmering Neighbourhood Plan that relate to this application.

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 is of an acceptable design and is for essential infrastructure following the re-alignment of the A259 Roundstone Bypass.

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

Policy C SP1 - Countryside of the Arun Local Plan (ALP) relates to development of land outside of the defined Built Up Area Boundaries (BUAB) and ensures that it "will be recognised for its intrinsic beauty". This policy sets out the types of development which will be permitted in the countryside. Point f. of the policy states that development will be permitted in the countryside in accordance with other policies in the Plan which refer to a specific use or type of development.

The proposed development is for the operational needs of the gas utility companies therefore falls to be considered against policy INF SP1. This policy states that : The Local Planning Authority will support proposals by service providers for the delivery of utility infrastructure and the improvement or development of locally and regionally important infrastructure where needed to serve existing or new development required through this Plan, or to secure long term supply, subject to other relevant policies.

The proposed development of gas utility infrastructure serves existing development and is therefore considered to accord with policy ENF SP1 and policy C SP1 as a result and is acceptable in principle subject to other policies.

DESIGN

Policy D DM1 of the Arun Local Plan requires the Council seek to make the best possible use of land by reflecting or improving upon the character of the site and the surrounding area. It requires the Council to consider scale, massing, aspect, siting, layout, density, building materials, landscaping, and design features. The policy requires that the scale of development keeps within the general confines of the overall character of a locality. ALP policy D SP1 "Design" requires development to make an efficient use of land and also reflect local character.

Policy HD4 of the Angmering Neighbourhood Plan requires that developments that are inharmonious with their immediate surrounding areas should be refused. Policy HD 5 of the ANP states that new developments must pay attention to integration with their landscape setting

The proposed development would be substantially screened by existing hedging along the bike path on Station Road. Both the green mesh fence and the green gas governor kiosk building seek to blend into the landscaping and open fields which surround it, as much as possible. Given that the proposal is for essential infrastructure, the design is considered to have a minimal impact on the visual amenity of the area and is considered acceptable in terms of policy D DM 1 and D SP1 of the Arun Local Plan and

Policies HD4 and HD5 of the Angmering Neighbourhood Plan with respect to design.

RESIDENTIAL AMENITY

Arun District Local Plan Policy D DM1 indicates planning permission will only be permitted if it takes into account impact on adjoining occupiers, land, use or property. In this case, it is considered that the proposed development would be acceptable on the residential amenities of neighbouring properties due to the separation distance of 60 metres to the nearest residential properties to the north and south. The impact of the A259 Roundstone Bypass in terms of residential amenity would far outweigh any impact from the proposed gas governor kiosk.

The proposal is considered to be acceptable in relation to Policy D DM1 of the ALP with respect to residential amenity.

SUMMARY

The proposed infrastructure development is considered to accord with the relevant policies within the Local Development Plan and is recommended for approval subject to the following conditions:

HUMAN RIGHTS ACT

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:

Block Plan Dwg.no. 003:LSL

GRP Gas Governor Kiosk Dwg. ref: WL07677/01

Propose Gas Governor Compound and Kiosk Plan. no. 001/LSL

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 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.