

Recommendation Report for Planning Permission

REF NO: A/68/22/PL

LOCATION: Furzeffeld Scout campsite
Dappers Lane
Angmering
BN16 4EN

PROPOSAL: Relocation of existing toilet block and installation of 2 new iso-container temporary toilet blocks and connect to new septic tank. This site is in CiL Zone 3 (Zero Rated) as other development.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Relocation of existing toilet block and installation of new disable block and unisex block with canopy over.
TREES	None of any significance affected by the proposed development. Despite the proposed development being located within a TPO are pad foundations are proposed which will cause minimum disruption to the root zone of the trees.
SITE CHARACTERISTICS	Forest location, Scout campsite.
CHARACTER OF LOCALITY	Countryside Location.
None of relevance.	

REPRESENTATIONS

Parish Council - No Objection.

ADC Engineers - No Comment.

- Due to the scale, location and type of application we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations.

COMMENTS ON REPRESENTATIONS RECEIVED:

None.

CONSULTATIONS**POLICY CONTEXT**

Designation applicable to site:
Countryside Location
TPOs

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Angmering Neighbourhood Plan 2014 POLICY HD5](#) Built Form

Angmering Neighbourhood Plan 2014 POLICY HD4 Materials

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans, The South Inshore & South Offshore Marine Plan 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

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 the proposed development has an appropriate scale and character.

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that

(2) in dealing with an application for planning permission the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (aza) a post examination draft neighbourhood development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

CONCLUSIONS

PRINCIPLE

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HD4 of the Angmering Neighbourhood Development plan seeks to ensure that development

requiring planning permission which, by virtue of their materials, are inharmonious with the area, are refused.

Policy HD5 on the Angmering Neighbourhood Development Plan states that proposals should demonstrate their consideration of the proposal on its surrounding. This means that the proposed development should conform to the existing built form of the area, and constitute a positive addition to the current style, and mix. New development must integrate well with the character of the locality, and its landscape setting. Finally, it should not adversely impact upon the landscape setting, or any views in or out of the South Downs National Park.

Arun recently adopted a Design Guide which provides detailed guidance that will help raise design standards across the District. Developments should respond to the distinctiveness and characteristics of their surroundings in terms of scale massing and materials, protect the amenities of occupants and neighbours and seek to minimise energy consumption and improve environmental performance. Part J.01 relates to buildings form and character and states that new development must ensure that the existing character and sense of place of an area is respected and enhanced. Part J.02 relates to building design and their scale and massing and states that development for new buildings or extensions to existing properties should have an appropriate scale determined by their context, function and positioning stating that buildings within coastal towns will tend to have a larger scale. Part J.09 relates to development which seeks to create places in which all users can participate equally, confidently and independently regardless of physical or mental ability, age, gender, ethnicity, socio-economic circumstances or vulnerability.

DESIGN AND VISUAL AMENITY

It is proposed to introduce 2 new toilet blocks and relocate a 3rd. The proposed toilet blocks are approx. 6m by 2.5m and 3m by 2.5m, their overall height is 2.6m. The free-standing timber/corrugated plastic canopy has an overall height of 3.5m. The toilet block is of an appropriate size, scale and design and have been design for inclusivity. Their delivery will enable the continued use and betterment of the community facility.

The toilet blocks are located within the countryside as part of an establish Scout campsite as such there are no immediate neighbours whose amenity might be affected.

The proposed toilet blocks, canopy and relocation of existing male toilet block by reason that they are of an appropriate design and scale will comply with policies D DM1 and D DM4 of the Arun Local Plan, polices HD4 and HD5 of the Angmering Neighbourhood Plan and Part J of the Arun Design Guide.

COUNTRYSIDE LOCATION

Policy C SP1 of the Arun Local Plan states that development within the countryside will only be permitted where, amongst other things, it is for informal recreation, or that it complies with other policies in the Plan. It complies with policies D DM1 and D DM4 in that its character, size and scale are appropriate for its intended use and location.

HEALTH AND WELLBING

Policy HWB SP1 of the Arun Local Plan relates to development which is designed to maximise the impact to promoting healthy communities and states that (a) development should provide the necessary infrastructure to encourage physical exercise and health including access to open space...and recreation facilities, and (c) ensuring that...cultural facilities are accessible to all residents. The upgrading of facilities for the continued use of the scout camp as an inclusive centre, which includes access to outside clubs, accords with this policy.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

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;

- Proposed Plans 23041 01 01

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.