PLANNING APPLICATION REPORT

REF NO: **A/69/11/**

LOCATION: Woodlands Park Sportsfield
Corner of Station Road
& A259 Angmering

PROPOSAL: Temporary permission to retain 2 no. green painted steel secure storage containers until 23th February 2015. To include re-location of 1 no. container

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The containers have been in use at the site for 2 years already. The taller of the two containers measures approximately 2.7 metres in width by 4.6 metres in length and 2.7 metres in height. The lower container has dimensions of 2.4 metres in width by 6 metres in length and 2.5 metres in height and is to be repositioned further to the east of the site, behind the taller container.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	The containers are overhung by Leylandii type trees.
BOUNDARY TREATMENT	There is timber post and rail fencing around the perimeter of the field and this is positioned on a raised earth bank.
SITE CHARACTERISTICS	The site is a sports field which is home to a number of football/rugby pitches. To the western edge there is a single storey sports pavilion, pylon mounted floodlights and a dirt surfaced car park.
CHARACTER OF LOCALITY	The site is located outside the built up area, to the north there are more sports fields that belong to Angmering School. To the south is the A259 trunk road and to the west there is a cluster of detached houses.

RELEVANT SITE HISTORY

A/15/09/	Retention of two containers for the storage of football equipment	Approve Cond 08-04-2009

REPRESENTATIONS

Representations received:

Angmering Parish Council

No objection.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None.

Comments on Consultation responses:

None.

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area
Open Space

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	AREA5	Protection of Open Space

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPG17	Sport and Recreation

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

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

It is noted that the original approval for the provision of containers at the site was limited to a period of two years, with this period of time being granted to allow the owners to find a more

permanent storage solution or to find a more suitable location for the containers. Circumstances at the site have since changed, with the sports pavilion being demolished in 2010, and the containers currently provide the only secure storage space on the site. It is considered that, despite their location outside of the built-up area, the containers serve an important function in ensuring the continued use of the open space as a sports facility, as encouraged by Arun District Local Plan Policy AREA5.

It is noted that the containers have been painted green and this has helped reduce their visual impact, with them blending in with the surrounding greenery. It is also considered that the repositioning of one of the containers will further reduce visual impact as it will be positioned amongst a group of existing Leylandii type trees that will provide effective screening.

It is therefore considered that the proposal relates to an acceptable feature in its setting due to the enhancement it offers for the use of the public area of open space and to the minimal visual impact it has on its rural surroundings.

It is therefore recommended that the application is approved, subject to the following conditions.

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:-

Location Plan;
C704 A;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the elevations of the containers hereby permitted shall not be painted other than in such colours as agreed with the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with GEN7 of the Arun District Local Plan.

4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended the containers shall be used for the storage of sports materials for use on the land only and for no other purpose.

Reason: To enable the Local Planning Authority to control the use of the premises in detail having regard to the amenities of nearby residential properties in accordance with

policy GEN7 of the Arun District Local Plan.

5 In the event of the containers for which permission is hereby granted ceasing to be used for the storage of sports materials they shall be removed from the site and the land restored to its former condition within 3 months of the cessation of such use or within such extended time as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of amenity in accordance with GEN3 and GEN7 of the Arun District Local Plan.

6 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, AREA5

NATIONAL POLICIES: PPS1, PPS7, PPG17

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.