

AGRICULTURAL PRIOR NOTIFICATION REPORT**REF NO:** A/89/11/AG**LOCATION:** Fox Rough
Selden Lane
Patching**PROPOSAL:** Application for a prior notification of a proposed fenced saw mill compound area and saw mill building. Amendment to A/58/11/AG (this application lies within the South Downs National Park Authority)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above. The proposal involves the creation of a fenced compound area measuring 45 metres with x 27m approx. together with a saw mill building measuring 11m x 21m with an eaves height of 4m.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	Some trees and undergrowth would have to be cleared to make room for proposal.
BOUNDARY TREATMENT	There is no formal boundary treatment surrounding the plantation.
SITE CHARACTERISTICS	The site consists of a plantation of deciduous trees which are clearly under management with undergrowth and smaller trees cleared and the crop trees planted at regular intervals. The plantation is bisected by an unsurfaced track which links Seldon Lane and Swillage Lane. A small stream follows the course of this track and forms a small pond on the western edge of the site.
CHARACTER OF LOCALITY	The site is located outside of the built-up area sandwiched between two narrow rural roads that are bordered by woodland, fields and open countryside. The site and its surroundings are contained within the South Downs National Park. There are farm buildings and dwellings in clusters alongside both roads.

RELEVANT SITE HISTORY

A/39/11/AG	Application for a prior notification of a proposed building (this application falls within the South Downs National Park Authority)	No Objection 18-04-2011
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A/36/11/AG	Application for a prior notification of a proposed road (this application falls within the South Downs National Park Authority)	No Objection 21-04-2011
A/58/11/AG	Proposed saw mill compound area with lean to building (this application lies within the South Downs National Park Authority)	No Objection 08-06-2011

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area
South Downs National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan: [GEN7](#) The Form of New Development

PLANNING POLICY GUIDANCE

PPS7 Sustainable development in rural areas

POLICY COMMENTARY

N/A

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The application serves as prior notification for a proposed building to be used in association with forestry operations. The proposal will be assessed against the criteria set out in The Town and Country Planning (General Permitted Development) Order 1995 (as amended) Part 7 to ascertain whether it constitutes permitted development and, where the legislation requires it, assess the siting, design and external appearance of the proposal.

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 works are intended to support the use of the plantation for the production of

charcoal, firewood and timber and, as such, can be seen as reasonably necessary in order to forestry operations to be carried out.

The development will not be positioned within 25 metres of any metalled section of a trunk or classified road and does not represent any engineering or mining operation. It would therefore be deemed as Permitted Development under The Town and Country Planning (General Permitted Development) Order 1995 (as amended) Part 7 A.

A.2 of the Order requires that, when the development involves the erection of a building, the Local Planning Authority must be provided with prior notification in order to assess the siting, design and external appearance of the building. This application serves as that notification.

The proposal represents an alternative to A/58/11/AG which permitted a compound and building detached from the first building the machinery building - permitted under A/39/11/AG. This application has been submitted since it is now considered that it makes sense to undertake all activities within a single, store area. However, the compound area has increased in size and now extends both sides of the track. It previously measured 20m x 20m. The area is now approximately now three times this.

The compound and barn will be located on the edge of the plantation where the surrounding trees will provide visual screening and preserve the outwardly rural appearance of the site. The visual impact of the saw mill building will be reduced through the use of a green PVC roof which will blend in with the surrounding scenery. The elevations will be timber oak boarding. A 3m high timber fence will be provided to enclose the compound for security purposes. It is considered that in this rural location timber fencing would be appropriate.

It is therefore, considered that the siting, design and external appearance of the proposed building is acceptable and that no objections should be raised towards the proposed works.

RECOMMENDATION

NO OBJECTION