

PLANNING APPLICATION REPORT**REF NO:** BE/129/11/**LOCATION:** Poplars Park
Shripney Road
Bognor Regis**PROPOSAL:** Proposed gate development**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application seeks consent for the construction of 2.2 metre high steel gates and brick pillars at the main entrance to Poplars Park, a mobile home park located off the Shripney Road, Bersted.
SITE AREA	Approximately 2.625 ha
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Raised up from the road. Surrounding area is predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	None to front. 1.8 metre high close boarded timber fence to side boundary adjoining 'Blue Haze' to the north, and 1.5-2 metre high open brick wall to side boundary adjoining 'Ivanhoe' to south.
SITE CHARACTERISTICS	Mobile home park comprising static caravans.
CHARACTER OF LOCALITY	Mixed commercial and residential comprising a row of detached residential dwellings and Arun Retail Park located to the south.

RELEVANT SITE HISTORY

BE/98/90	Demolish existing store and erect new detached store and detached reception and office	Approve Cond 28-08-1990
BE/61/92	Change of use from 120 holiday mobile homes to 92 residential mobile homes with improved existing access	Withdrawn 21-08-1992

BE/70/92	Variation of condition on existing planning permission allowing for 12 months holiday use for 92 no caravans from 8/10 months holiday use for 120 caravans with improved existing access.	Withdrawn 21-08-1992
BE/22/94		Refused 05-04-1995
BE/43/99/	Private detached swimming pool hall & ancillary facilities	Approve Cond 07-09-1999
BE/77/99/	Removal of conditions on existing planning consents restricting the use of caravans to less than 12 months per year (Departure from the Development Plan)	Approve Cond 15-02-2000
BE/39/00/	Installation of adjoining garages for each Park Home.	Approve Cond 06-06-2000
BE/63/07/	Greenhouse	Approve Cond 20-07-2007

REPRESENTATIONS**Representations received:**

Bersted Parish Council

No objection

Comments on Representations received:

Comments noted

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

West Sussex County Highways: This development seeks to erect a gate on Frensham Avenue in Bersted for controlled access to and from the Poplars mobile home park. Frensham Avenue is an unclassified road and from the plans supplied it appears to be under the control of the applicant.

The gates will open inwards of the site and be set back approximately 30 metres from the public highway. We would consider this set back distance appropriate to allow 5 cars to be removed from the public highway while the gates are opened.

From inspection of the plans there appears to be no apparent visibility issue at the point of access from Frensham Lane onto Shripney Road, which is the closest adopted highway. I have also checked the most recently available verified accident records, which reveals there have been two personal injury accidents in the vicinity of the existing point of access. However, these were not due to the road layout and with this proposal not resulting in an intensification of use of the access, I would not consider this to be of detriment to highway safety. If the LPA is minded to approve this application, a condition securing the gate should be applied.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Class A Road
Overhead Electricity Line

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG13	Transport

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 established character of the surrounding area, nor would it have an adverse impact upon highway safety.

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 applicant seeks consent for the erection of 2.2 metre high gates and brick pillars at the entrance to Poplars Park, Frensham Avenue, Bersted, which is an unclassified road. Frensham Avenue is accessed from Shripney Road, which is a Class A road.

The gates would be positioned 30 metres back from the main entrance onto Frensham Avenue and are of traditional design and appearance. The gates would be constructed from mild steel with decorative detailing. The gates would open and close automatically and would be flanked either side by three brick columns, 2.2 metres high, with lantern lights. Two outer piers would be constructed in brick and finished in stone cappings with a low brick wall and railings between. The combined width of the gates, columns and railings is 11.4 metres.

The gates would be prominently sited at the entrance to Poplars Park, but would be positioned 30

metres back from the main street frontage along Shripney Road. As such, the gates would have limited visual impact within the street scene.

With regard to highway safety, the County Highways Authority is satisfied that the 30 metre set back from Shripney Road, which is an A class road, would allow vehicles to enter and exit safely, without causing any congestion from waiting or passing vehicles. The set back distance would allow 5 cars to be removed from the public highway while the gates are opened. The County Highways Authority is satisfied that there is no apparent visibility issue at the point of access from Frensham Lane onto Shripney Road. Further, the proposal would not result in an intensification in the use of the access. The proposal is therefore acceptable on highway safety grounds.

It is therefore recommended that the application be 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: OS Plan, Drawing no. ABD/1018/01 Proposed Gates, received on 31 October 2011.

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

- 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the gates and brick pillars, have been submitted to and approved by the Local Planning Authority, and the materials so approved shall be used in the construction of the gates and brick pillars.

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

- 4 **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: GEN7, GEN2

NATIONAL POLICIES: PPS1, PPG13

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