

PLANNING APPLICATION REPORT

REF NO: BE/15/11/

LOCATION: Rear of Widdowson House
Shripney Road
Bersted

PROPOSAL: Construction of an electrical transformer station including fenced enclosure

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed transformer station measures approximately 2.5m in width, 2.8m in depth and 2.4m in height enclosed by 2m galvanised fencing.
SITE AREA	Approximately 0.11 hectare.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front of site has security gates, rear and sides metal and mesh fencing approximately 1.8m-2m in height.
SITE CHARACTERISTICS	Three storey industrial building with red brickwork on front elevation, rear and sides have blue and grey cladding, cream window frames with a flat roof.
CHARACTER OF LOCALITY	Main road with industrial buildings, many of which are redundant. Clock House industrial units and parking to north of site. Car showroom to south west of site.

RELEVANT SITE HISTORY

BE/121/08	Outline application for external alterations to retained Widdowson building, erection of Class B2 unit, demolition of existing structures, site preparation works and laying out of new access, re-routed footpath, parking, service yards and landscaping.	Approve/Cond 07-10-2009
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REPRESENTATIONS

Representations received:

Bersted Parish Council

No objection

Comments on Representations received:

None

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health

No objections

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary

Class A Road

SWA Interest

Area of Special Control for Advertisements

Tree Preservation Order

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN2](#)

[GEN7](#)

Built-up Area Boundary

The Form of New Development

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

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

Widdowson House and the adjoining factory building is currently served by an electrical sub station located on the land to be occupied by Sainsbury and will be decommissioned prior to the

demolition of the old factory. This application seeks to construct a new electrical transformer station that is to be sited within the site now occupied by Polestar Cooling Ltd.

The transformer has been sited away from the building due to the possible expansion of the factory and will be sited to the rear of the site in the north east corner, whilst leaving available space for manoeuvring of service and delivery vehicles within the site. To the north is the parking area of Clock Park which is screened by a wall with galvanised mesh fencing approximately 2.5m in height and the units are located approximately 20m away. The sub station will have a floor area of approximately 16m² and will measure approximately 2.5m in width, depth of 2.8m with a height of 2.4m and will be enclosed by 2m galvanised palisade fencing.

Due to its corner siting it will not be readily visible above the boundary fencing, so it is not considered to be of an obtrusive nature nor would it detrimentally harm the occupiers of the units in Clock Park by way of visual impact.

Environmental Health have been consulted and have raised no objection to the proposed transformer unit.

It is therefore recommended to approve the application, 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: Site/Block Plan Drg No 3593/33 Rev C received on 17th February 2011, Floor/Elevations Drg No 3593/34 Rev C received on 17th February 2011, Transformer Housing Elevations Drg No 3593/35 received on 8th February 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 **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: GEN2, GEN7

NATIONAL POLICIES: PPS1

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