

BE/83/07**PLANNING APPLICATION REPORT**

DESCRIPTION/ ADDRESS	- Erect 2.4m galvanised palisade security fencing with 4m wide gates. Erect pedestrian gate 2.4m high in galvanised palisade security fencing. Bognor Regis Retail Park, Rowan Way, Bognor Regis
-------------------------	--

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above
SITE AREA	1.8 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None
BOUNDARY TREATMENT	Existing 1.8m high fencing along western boundary.
SITE CHARACTERISTICS	Existing Retail Park.
CHARACTER OF LOCALITY	Mixed commercial. Caravan site to west and south.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
There are many planning applications on this site that relate to the buildings on the Retail Park.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Bersted Parish Council	No objections.
Local Groups	None
Other	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objections.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Class 'A' Road Class 'C' Road

BE/83/07**DEVELOPMENT PLAN POLICIES**

West Sussex Structure Plan : DEV1
Arun District Local Plan : GEN7

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to give the development control criteria against which applications of this nature will be judged that is the visual amenities of the area.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL**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 there will be no adverse effect on the visual amenities of the 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

The proposed fence is to separate the delivery area and the back of the retail units off from the rest of the site for security purposes.

The proposed fence in the context of the existing site will not appear out of character.

County Highways have no objections to the proposal as it will not effect the traffic movements on the site.

It is therefore recommended that the application be approved subject to the conditions set out overleaf.

RECOMMENDATION
TOWN AND COUNTRY PLANNING ACT 1990

BE/83/07/

RECOMMENDATION

Application Ref: BE/83/07/

1 To Addressee

2 Site Address
Bognor Regis Retail Park
Rowan Way

3 Description of Development
Erect 2.4m galvanised pallisade security fencing with 4m wide gates. Erect pedestrian gate 2.4m high in galvanised pallisade security fencing

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

RECOMMENDATION

BE/83/07/

CONDITION 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).

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: DEV1

LOCAL PLAN: GEN7

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mr K Wheway