PLANNING APPLICATION REPORT

REF NO: **CM/2/10/**

LOCATION: Land to the East of
Unit N Rudford Industrial Estate
Arundel

PROPOSAL: Change of use of existing agricultural land, for use as car parking area. (This application is a Departure from the Development Plan).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approx. 0.144 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Centre of the site is predominantly flat however, the boundaries to the site have a raised bund around it to a height of some 2 metres.
TREES	Cupressus types between land and the industrial units.
BOUNDARY TREATMENT	Earth bund around the site approx. 2 metres in height.
SITE CHARACTERISTICS	Grassed area of land providing a visual separation from the street to the Industrial Estate. No development on this landscaped buffer.
CHARACTER OF LOCALITY	Industrial estate to the west and south of the site; Ford Prison further to the north; St. Mary's Church to the east on the opposite side of Church Lane. Residential further to the south of the site, with a scattering of residential further north and east.

RELEVANT SITE HISTORY

CM/17/05 - Outline Application for a 100% affordable residential development comprising a mix of flats and dwellings with 2 retail units. Refused 10-05-2006 Appeal Dismissed 23-08-2007

CM/28/09/ - Change of use to eco centre with associated electric kart circuit. Refused 26-01-2010

REPRESENTATIONS

Representations received:

Climping Parish Council

Clymping Parish Council representation: Support. Need to protect the green outside the church to enable parking for church purposes and to prevent the green from being ripped up.

Other representations: Ward Councillor Support. The green outside St. Mary's Church is

currently being used as a car park by the businesses on Rudford Industrial Estate, this application would go a long way to end this problem.

Comments on Representations received:

Comment on Clymping Parish Council representation: Noted.

Comment on other representations: Noted.

CONSULTATIONS

WSCC Local Development Divis.

Consultations responses received:

None

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area Boundary
Class 'C' Road
Agricultural Lane Value: Grade 2

DEVELOPMENT PLAN POLICIES

South East Plan:		
Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN3	Protection of the Countryside
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPG15	Planning and the Historic Environment

POLICY COMMENTARY

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

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

PLANNING
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 conflict with relevant Development Plan policies in that it would not meet the operational needs of agriculture, forestry etc.; or be for quiet informal recreation; or for the diversification of the rural economy; or for an essential road scheme.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background namely that there is no spare car parking capacity within the existing Industrial estate and the car park will prevent car parking taking place on the verge to the front of the St. Mary's Church in Church Lane, Clymping.

CONCLUSIONS

BACKGROUND
The application has come about because of the inadequate car parking provision available within the Rudford Industrial Estate, and because of the Estate layout, there is no real opportunity for providing additional parking within it.

This then means that parking now takes place on the grass verge to the front of St. Mary Church in Church Lane, which is a Grade I Listed Building, and therefore of great architectural and historic importance.

Whilst this car parking is unauthorised, and it is open to the West Sussex County Council to take enforcement action to remove the cars, the Rudford Property Management company are looking for an alternative parking provision in the first instance.

VISUAL AMENITY
The stretch of land to which this application relates is a large, mainly grassed, landscape buffer between the Industrial Estate and the highway, Church Lane. This landscape buffer, some 2.4 hectares in area, effectively screens the Industrial Estate from view within the street scene. This part of Clymping, is rural in character, and has listed buildings and old properties contributing to the rural charm of the locality.

Further along to the north, the highway changes to Ford Lane, and into the Parish of Ford, where the character of the locality changes with the introduction of the Ford Prison and all the development associated with the Prison.

PROPOSAL
The application proposes to take a section of the landscape buffer on the periphery of the Rudford Industrial Estate and Church Lane, and make provision for 30 no. car parking spaces for the Industrial Estate. They will be accessed from the access to the Industrial Estate, and behind the existing entrance gates. As there is a raised bund to to grassed area of land, this would have to be broken through to gain access to the lower land level. The new surface will be a permeable gravel surface, edged with gravel boards; the parking spaces will be delineated with timber posts; and there will be a barrier position at the entrance to the car park.

CONSIDERATIONS
The whole landscape buffer measures some 2.4 hectares, and the area of land to be taken for the car parking is approximately 0.144 hectares, a relatively small area of the whole. The land taken is to the south west of the landscape buffer, and therefore because of its position, some 150 metres from Church Lane, it will be screened by the existing bund. It is considered that the new car park would not result in unacceptable visual harm to the rural character of the locality.

The main policy to which this application relates would by GEN3 'Protection of the Countryside'. The proposal would be contrary to this policy as it does not relate to the operational needs of

agriculture, forestry, the extraction of minerals or the deposit of waste; or for quiet, informal recreation; or for the diversification of the rural economy; or for essential road schemes.

However, the benefit of the car park would be two fold, firstly it would release the currently unsatisfactory car parking that is taking place to the front of the Grade I St. Mary's Church in Church Lane, and secondly it will help with visitor parking within the Rudford Industrial Estate roads.

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 materials, hard and soft, used in the construction and layout of the car park hereby permitted shall be in accordance with those identified on the approved plans. Any deviasion from those materials shall be approved in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the landscape, in accordance with Local Plan policy GEN7

3 The use hereby permitted shall not be carried on until the Beech hedging shown on the approved plan have been planted. In the event that any such hedging die or become seriously damaged or diseased within a period of 5 years following planting they shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan.

4 This permission relates to the following approved plans:-
09/63/01 Rev A

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

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

SUMMARY
This planning permission was granted because, although the proposed development does not comply with the policies in the Development Plan Listed below in that it does not relate to agriculture, forestry etc., there are material considerations which indicate that it can be granted. These material considerations are that the it will lead to the prevention

of car parking taking place on the verge to the front of the Grade I Listed Building, St. Mary's Church, Church Lane, Clymping.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN 7

NATIONAL POLICIES: PPS1, PPS7. PPG15

This paragraph is to comply with Article 22 General Development Procedure Order 1995