

PLANNING APPLICATION REPORT**REF NO:** FG/109/08/**LOCATION:** Hangleton Nursery
Hangleton Lane
Ferring**PROPOSAL:** Continued use as a facility for production of compost for a temporary period of 2 years previously approved FG/62/03.
(This is a County Matter application which will be determined by West Sussex County Council)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 9735 square metres.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The site is enclosed by hedging and wire fencing which reaches approximately 3 metres in height.
SITE CHARACTERISTICS	There is a detached bungalow on the western boundary of the site. To the rear there is a collection of temporary commercial buildings and a large glass house located within a yard which is being used for parking and storage. There are earth banks surrounding the areas where related machinery is positioned.
CHARACTER OF LOCALITY	The site is located on a rural lane which is lined by a mixture of detached residential buildings and commercial buildings and yards, many of which are related to nearby nurseries. There are a number of glasshouses nearby. There are fields to the immediate east of the site.

RELEVANT SITE HISTORY

FG/110/88	A range of nine multispan glasshouses with galvanised steel support structures and aluminium glazing bars	Approve Cond 11-07-1988
FG/135/06/	Continued use as a facility for production of compost for a temporary period of 2 years previously approved FG/62/03. (This is a County Matter application which	ApprvdCond-WSCC 19-01-2007

will be determined by West Sussex County Council)

FG/49/98/	Glasshouse (No 3 - Phase 1).	Approve Cond 28-10-1998
FG/50/98/	Glasshouse No2	Approve Cond 28-10-1998
FG/51/98/	Glasshouse (No3 phase 2)	Approve Cond 28-10-1998
FG/52/98/	Polytunnels.	Approve Cond 28-10-1998
FG/62/03/	Provision of facility for production of compost from green waste for a temporary period of 2 years. County Matter. This application will be decided by West Sussex County Council.	ApprvdCond-WSCC 06-07-2004

Temporary permission was renewed for a period of 2 years in 2006.

REPRESENTATIONS

Representations received:

Ferring Parish Council

Awaited

Comments on Representations received:

None

CONSULTATIONS

Environmental Health - John Green

Consultations responses received:

I refer to previous comments below. No complaints have been received and I have no objection to the continued use.

This is a small scale operation within a building (glasshouse) that should not give rise to air pollution problems. It is unusual for composting to be carried out within a glasshouse and high temperatures may accelerate microbial activity leading to anaerobic conditions within windows and odour production. Frequent turning of windows to prevent this within an enclosed environment may lead to production of bioaerosols which could present a health and safety problem to workers in this environment.

Adequate control should be exercised to ensure that only fresh green waste is brought onto the site and that this is effectively managed, as partially rotted waste and other materials could lead to odours arising from the 'green waste storage area'.

Comments on Consultation responses:

Comments noted. A copy of the consultation will be forwarded to West Sussex County Council.

POLICY CONTEXT

Designation applicable to site:

Outside Built-Up Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2	The Countryside
	DEV1	High Quality Development
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

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

This is a WSCC application and Arun District Council are a consultee only, the decision being made by WSCC.

The facility currently in use is located off a rural lane on which there are a number of commercial premises, many of which are related to horticulture, as well as a small number of residential properties. The composting of green waste on the site has been taking place for 4 years and no objections have been received by Environmental Health, nor do they have any objection to its continued operation. Further, no objections have been made to the proposal by any other parties.

The proposal will not result in the construction of any new structures that could damage the established character and appearance of the surrounding rural area and the composting will take place in a glasshouse that is similar in design and scale to a number of nearby buildings.

On the basis of the information provided with the application and consultation response from Environmental Health, it is recommended that no objection be raised to the application.

RECOMMENDATION**NO OBJECTION**

- 1 INFORMATIVE: Environmental Health consultation response should be noted.