

REF NO: FG/154/10/**LOCATION:** Hangleton Nursery
Hangleton Lane
Ferring**PROPOSAL:** Application under Regulation 3 of the Town and Country General Regulations 1992 for continued use as a facility for production of compost from green waste for a temporary period of 2 years as previously approved under FG/62/03 which expired 30th June 2006. (This application will be determined by WSCC).**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 9735 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the use.
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/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
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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 will be determined by West Sussex County Council)	ApprvdCond-WSCC 19-01-2007
FG/109/08/	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)	ApprvdCond-WSCC 22-09-2008

REPRESENTATIONS

Representations received:

Awaited.

Comments on Representations received:

None.

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental health have received no complaints concerning current site operations and have no comments in respect of continued use for a further 2 years.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

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

The application is for the continuation of a use which was implemented in 2003 and has subsequently been granted 2 year extension in 2006 and 2008.

Since the previous application in 2008 there have been no material changes in Local Planning Policy, although the West Sussex Structure Plan has been withdrawn, nor have the circumstances or land use of the surrounding area significantly altered.

Land to the north falls within the recently designated South Downs National Park, however, the operations are within an area where there is a concentration of commercial activity and are not considered to be of a scale that would adversely affect the amenity value of the National Park.

The Council's Environmental Health Department have confirmed that no complaints have been received relating to the current use and have offered no objections towards its continuation.

It is therefore recommended that no objections be made.

RECOMMENDATION

NO OBJECTION