

REPORT UPDATE

Application No: FG/85/15/PL

Reason for the Update / Changes

The agent has submitted substitute plans showing an increase in the lower roof section of the building which reduces its overall size and bulk.

Officers Comment:

Accordingly the wording of the plans condition has been amended

Note: The changes to recommendation, conditions and/or reasons are attached on the amended replacement recommendation sheet.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

FG/85/15/PL

Recommendation Report for Planning Permission

REF NO: FG/85/15/PL

LOCATION: Onslow Caravan Park
Onslow Drive
Ferring

PROPOSAL: Demolition of three buildings & erection of replacement workshop & machinery store (amendment to FG/161/14/PL).

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposed storage building would be 19m wide and 18.5m deep and would have an eaves height of 3.5m and a ridge height of 5.5m. It would be used for vehicle and machinery storage and as a workshop and would be constructed of profiled sheeting. The building would replace 3 smaller buildings at the entrance to the site which are proposed to be demolished and the resultant land be given over to recreational space.

SITE AREA

5 hectares

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

report

BOUNDARY TREATMENT	The edge of the mobile home site is defined by hedging/fencing in this location
SITE CHARACTERISTICS	Area where proposed building is to be sited is a grassed open space enclosed by an internal access road.
CHARACTER OF LOCALITY	Established caravan site with homes arranged along internal access roads. Homes would be located to the east and north of the building. The building would be close to the internal access road.

RELEVANT SITE HISTORY

FG/161/14/PL	Demolition of three buildings & erection of replacement workshop & machinery store	ApproveConditionally 22-01-2015
FG/49/15/PL	Demolition of three buildings & erection of replacement workshop & machinery store. (resubmission following FG/161/14/PL).	Refused 06-05-2015
FG/51/67	Permanent use of site for 129 caravans with ancillary services	ApproveConditionally 21-07-1967
FG/99/74	Provision of main drainage to existing caravan sites	ApproveConditionally 14-11-1974
FG/83/76	Provision of main drainage for 22 caravans	ApproveConditionally 30-11-1976

REPRESENTATIONS**Representations received:**

5 letters of objection - Will spoil the landscape and destroy the centre patch of greenery which makes the site so attractive to both residents and visitors to the area. It would be sited right

in front of 12 holiday homes, visible to many more and will look completely out of place due to its significant size and location. The area is used by children to play on.

The application states that it will be used for the storage of hand held machinery. A dumper truck, land rover, plant trailer, ride on mower and a JCB type digger are not considered to be hand held machinery.

All the points in the previous refused application for this building application No FG/49/15/PL apply to this application.

At the rear of the site there is a very large field which would be a much more suitable location for the building of this size where it wouldn't interfere with anybody and the children are unable to play on as it's so rutted with huge divots!

As this the 3rd application surely advise should be offered as to the most suitable location on the site. It is appreciated that a new storage building is required for the site but please let

common sense prevail as to where it is sited.

Realise they need a new workshop but surely not on the ONLY green on the park. This is where children play. It's going to block light from a few of the caravans and it will be a real eyesore as you enter this lovely park. The owner of the park has already been refused permission to have caravans on this particular green due to the current lack of play area. This site has already been developed without planning permission using most of our green areas.

The proposed workshop will be an eyesore to the caravans that overlook it creating noise and spoiling the peace and tranquility of our countryside retreat.

Comments on Representations received:

The objections are all from occupiers of the mobile homes within the red edge of the application site. No recreational space is being lost as a result of the development. The area where the buildings are being demolished will become additional recreational space. The proposal is for storage of machinery as well as a workshop.

It is not agreed that the field to the rear would be a suitable location for the building since it would have a greater impact on the Strategic Gap. The site now proposed is not as visually obtrusive from outside the site as that previously refused. The building would not block light from neighbouring caravans. It is located the other side of an internal access road 8m from the furthest side of the access road. With adequate screening it is not considered that the building would adversely affect the outlook of park occupants.

CONSULTATIONS

Southern Electric
Sewerage Consultee for BC
Network Rail
Environmental Health
Engineering Services Manager
Environment Agency
Southern Water Planning
Engineers (Fluvial Flooding)

Consultations responses received:

Environmental Health - Awaited

Southern Water - No Objection in principle an informative is suggested.

Environment Agency - No flood risk objection

Engineers - No Objection. Standard conditions requested

Network Rail - No Objection

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site: Abuts railway
Right of Way
Overhead Power line
Public sewer on site
East Preston and Ferring Strategic Gap
Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:	<u>GEN7</u>	The Form of New Development
	<u>GEN2</u>	Built-up Area Boundary
	<u>GEN3</u>	Protection of the Countryside
	<u>DEV35</u>	Tourism Development Requiring a Coastal Location
	<u>AREA10</u>	Strategic Gaps
Publication Version of the Local Plan (October 2014):		D DM1 Aspects of Form and Design Quality
		D SP1 Design
		SD SP3 Gaps Between Settlements
		C SP1 Countryside
		TOU SP1 Sustainable tourism and the visitor economy

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

Arun District Council's Development Plans:

Paragraph 215 of the NPPF ensures that specific policies in Arun District Local Plan 2003 can carry weight. The weight afforded to the policies with Local Plan policies can be assessed according to their level of consistency of the various policies with the National Planning Policy Framework.

Paragraph 216 of the NPPF confirms that weight can be given to policies in emerging plans from the day of publication. The Council resolved that the policies and maps in the Publication Version of the Local Plan be used in the determination of this planning application. Following 'publication' of the Local Plan a formal public consultation, examination and adoption process takes place.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The statement of representations procedure and statement of fact produced by the Council under regulation 19 explains that the consultation will take place on 30th October 2014 for six weeks.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Angmering; Arundel; Barnham & Eastergate; Bersted; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; and Yapton. There are no policies in Ferring Neighbourhood Plan specifically relating to this site.

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

BACKGROUND

The site lies outside the built up area boundary within a strategic gap where development is strictly controlled. It comprises an established caravan park. Any development must be compliant with the relevant national and local plan policies.

Planning permission has previously been granted for a workshop/storage building under FG/161/14/PL. This related to a building that measured 20m by 18m and was located adjacent to the railway line on the site boundary. A later application FG/49/15/PL was refused for a building of slightly smaller floor area, but uniform height which was located opposite the site entrance in the middle of the park.

NEED FOR THE DEVELOPMENT

The structure will replace 3 dilapidated single storey buildings at the entrance to the site which will be removed. They have a floor area of 93 sq m. These buildings do not currently meet the storage needs of the caravan site. Much of the machinery that is used on a regular basis for maintenance and upgrading purposes has to be kept off-site or left in the open. The application includes a layout plan detailing the position of equipment within the building to demonstrate why a building of the size proposed is required. The equipment is also itemised and photographed. The proposed replacement building has a gross floor area of 351 sq m. It is divided into bays and the bay closest to the rear of the site has a reduced height. The building cannot be located in the same position as the building it replaces due to the proximity to the overhead powerline. The building would be located at one end of the park close to the site entrance and manager's house where surveillance would be possible.

VISUAL AMENITY AND CHARACTER OF THE AREA AND IMPACT ON THE STRATEGIC GAP

The building would be located at one end of the site and would not appear as an isolated feature in the landscape. It would be enclosed by mobile homes and located to the side of the main entrance to the park where it would not be readily visible from outside the park. The area where it is being sited is currently open space within the park. Part of the area would remain for recreational purposes and any lost space as a result of the erection of the proposed building would be made up by the space to be given over for recreational purposes following the demolition of the existing buildings. This can be enforced by the condition to approve the plan which shows this.

The application has been amended since originally submitted to reduce the width of the proposal by 1.5m and the overall floor area by 30m². It is considered that the building size has been appropriately minimised to limit its visual impact and the floor area proposed has been satisfactorily justified. The building is necessary to store and maintain equipment required to meet the day to day needs of the business. The offset position adjacent to the access road and site entrance is considered appropriate.

The visual impact of the building is acceptable given its low profile and reduced footprint. The building would benefit from additional screening and a condition is imposed to ensure that planting is included to reduce its visual impact when viewed from surrounding mobile homes. The size of the building would be relatively modest and the use of materials would be in-keeping with a rural setting. The materials used for the finish of the building will be subject to a condition requiring samples to be submitted prior to the construction of the building.

The style of building proposed is similar to many agricultural buildings and would be appropriate to its rural location. It is located within the established caravan park with caravans on all sides. Its size and position would not compromise the fundamental objectives of the strategic gap. Policy AREA10 of Arun District local Plan states development will only be permitted if it is demonstrated to be necessary to meet the requirements of, or consistent with other policies of the Development Plan. The building is reasonably necessary to maintain the existing mobile home park which contributes to the provision of holiday accommodation in Arun in accordance with policy DEV37 of Arun District Local Plan.

CONCLUSION

In the absence of any undue harm to the countryside or the integrity of the strategic gap, it is recommended that the application be approved subject to the following conditions.

HUMAN RIGHTS ACT

FOR APPROVAL

Human Rights Act:

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (the right to respect for private and family life, number and description) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home,

except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal neutral impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

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 Sheet 1 Location Plan, Proposed Block Plan 2Fii, Floor Plan and Elevations 4Fii.

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 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

- 4 Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the

design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

- 5 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of soft landscaping. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 6 INFORMATIVE: No development or new tree planting should be located within 3 metres either side of the centreline of the public foul sewer.

No new soakaways should be located within 5 metres of a public foul sewer.

All existing infrastructure should be protected during the course of construction works.

Should any sewer be found during construction works, an investigation will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site.

Please contact Southern Water Developer Services on 0330 3030119 for further advice.

- 7 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.