

PLANNING APPLICATION REPORT

REF NO: P/29/11/

LOCATION: Sefter Farm
Pagham Road
Pagham

PROPOSAL: Renewal of unimplemented planning permission P/32/08/ for replacement and extension of existing agricultural buildings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is for a replacement of an existing barn and replace with a larger barn. The barn is necessary to provide packaging in renewable materials (cardboard instead of plastic) to provide storage for the packaging.
SITE AREA	510 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Walling to front of site and flint walling to side.
SITE CHARACTERISTICS	Existing asbestos and metal clad store in north corner of the car parking area and attached to a workshop.
CHARACTER OF LOCALITY	Rural Nursery and agricultural area.

RELEVANT SITE HISTORY

P/24/01/	Extension to existing agricultural cold store and packing building	Approve Cond 15-05-2001
P/121/03/	Cold store extension	Approve Cond 14-11-2003
P/7/05/	Farm building extensions and replacement offices.	Approve Cond 13-04-2005
P/119/07/	Extension to agricultural building	Approve Cond 13-12-2007
P/32/08/	Replacement and extension of existing agricultural buildings	Approve Cond 23-04-2008

P/133/08/DOC	Application to Discharge Conditions 2, 3 & 5 on permission P/144/06/	File Closed 26-03-2009
P/73/09/DOC	Application for discharge of condition 3 in relation to P/144/06/	File Closed 21-08-2009

REPRESENTATIONS

Representations received:

Pagham Parish Council

No objection

Comments on Representations received:

Noted

CONSULTATIONS

WSSC Local Development Divis.

Consultations responses received:

County Highways - No objection. The extension is for storage and packaging materials. No increase in vehicular movements are proposed. From the proposed floor space, a stage one safety audit would not be required.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside Built-up Area Boundary
Grade II Listed Building
Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	GEN12	Parking in New Development
	DEV6	Agricultural Buildings

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
PPG13	Transport
PPS4	Planning for Sustainable Economic Growth

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

PRINCIPLE

The site lies outside the built up area boundary where development is not acceptable unless necessary for the needs or diversification of agriculture. The proposal is for a replacement with an extension to an agricultural building.

PPS7

In this policy document, the government recognises the important and varied roles of agriculture. Local Planning Authorities should support proposals that enable farming to be more competitive, sustainable and environmentally friendly, adapt to new and changing markets, diversify into new agricultural opportunities and broaden their operations to add value to their primary product.

The applicant grows sweetcorn year round and is the largest supplier in Europe.

The proposal is for the replacement coldstore. The proposal is to adapt to market changes in how produce is stored and packed. Therefore it is considered that the proposal is in accordance with PPS7.

PPS4 PLANNING FOR SUSTAINABLE ECONOMIC GROWTH

Policy EC6 Planning for Economic Development in Rural Areas EC2(f) states that local planning authorities should support diversification for business purposes that are consistent in their scale and environmental impact with their rural location.

The applicant is an importer and exporter of vegetables across Europe and to major supermarkets. These supermarkets dictate how they require packaging and other market conditions and therefore the growers have to conform to these standards in order to sell their produce. Therefore, it is considered that the proposal is in accordance with this policy.

POLICY DEV6 AGRICULTURAL BUILDINGS

This policy states that agricultural buildings will be permitted provided that their size and design minimise the visual impact on the landscape and that buildings are grouped together and are not isolated. The proposal is considered to be in accordance with this policy.

DESIGN

The proposed extension is designed to match the existing, surrounding barns. Therefore there will be no significant loss of visual amenity.

HIGHWAY ISSUES

The proposal is considered to significantly alter traffic movements. County Highways raised no objections on the previous application.

SUMMARY

The renewal of an unimplemented approval is considered against currency legislation and policy and it is not considered that any significant changes in circumstance have occurred to alter the previous decision. The proposed store is designed in the style of the surrounding units. Its requirement is in line with countryside and commercial policies. There are not considered to be any significant effects on visual amenity or highway safety. Therefore it is recommended that the application is 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 and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing buildings.

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

- 3 **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

LOCAL PLAN: GEN3, GEN7, DEV6

NATIONAL POLICIES: PPS1, PPS4, PPS7

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