

**Recommendation Report for Planning Permission**

**REF NO:** P/29/12/

**LOCATION:** Sefter Farm  
Pagham Road  
Pagham

**PROPOSAL:** Extension to agricultural building

**SITE AND SURROUNDINGS**

|                             |                                                                                                                                                     |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION OF APPLICATION  | The proposal is for a new extension adjacent to an extension previously approved under P/34/08 for additional cold storage 5.5m x 2m approximately. |
| SITE AREA                   | 0.006 hectares                                                                                                                                      |
| RESIDENTIAL DEVELOPMENT DEN | N/A                                                                                                                                                 |
| TOPOGRAPHY                  | Predominantly flat.                                                                                                                                 |
| TREES                       | None of any significance affected by the proposed development.                                                                                      |
| BOUNDARY TREATMENT          | Mature hedging along Pagham Road. Earth mounds to rear of packing sheds.                                                                            |
| SITE CHARACTERISTICS        | The Anaerobic digester has been constructed adjacent to the proposed site.                                                                          |
| CHARACTER OF LOCALITY       | The site is predominantly corrugated metal sheds.                                                                                                   |

**RELEVANT SITE HISTORY**

|          |                                                                                                                        |                                     |
|----------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| P/29/11/ | Renewal of unimplemented planning permission P/32/08/ for replacement and extension of existing agricultural buildings | Approve Conditionally<br>24-05-2011 |
| P/30/11/ | Extension to agricultural building - amendment to previously approved P/119/07/                                        | Approve Conditionally<br>01-06-2011 |
| P/5/12/  | Extension to agricultural building (approved under P/134/08).                                                          | Approve Conditionally<br>12-03-2012 |
| P/19/12/ | Raise roof on part of agricultural building.                                                                           | Approve Conditionally<br>19-04-2012 |

**REPRESENTATIONS**

**Representations received:**

Pagham Parish Council

No objection

**1 Letter of Objection**

The new building should be no higher than existing roof lines, lighting should be directed away from Rookery Farm. Landscaping should be managed

**Comments on Representations received:**

Noted. The height is matching the existing barns.

**CONSULTATIONS**

WSCC Local Development Divis.

**Consultations responses received:**

County Highways

No objection. There have been no highway related concerns with regards to this site and previous extensions have been granted consent.

**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: | <a href="#">GEN3</a>  | Protection of the Countryside |
|                           | <a href="#">GEN7</a>  | The Form of New Development   |
|                           | <a href="#">GEN12</a> | Parking in New Development    |

**PLANNING POLICY GUIDANCE**

NPPF

National Planning Policy Framework

**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. The emerging Arun Local Plan has recently been approved by the Council and is therefore a material consideration in the determination of this planning application. It remains subject to public consultation and the formal adoption process as a whole, and it is therefore of very limited weight in terms of the decision making process.

## **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 an extension to an agricultural building.

### **THE SITE**

The site produces sweetcorn all year round. Also grown and packed for supermarkets are asparagus, broad beans, courgettes, marrows, peas, pumpkins, rhubarb, runner beans, squashes and potatoes.

### **THE PROPOSAL**

The proposal is for additional cold storage to allow lorry housed produce to enter through an outbound dock as there is currently a lack of this facility on the south side. The extension will provide the essential flexibility to manage a range of incoming produce at the right temperature.

### **TRAFFIC IMPLICATIONS**

Currently there are 24 HGV visits per day. A private field access network moves tractors off the public highway. Tractor movements have reduced significantly since the Anaerobic Digester has been operational.

### **NATIONAL PLANNING POLICY FRAMEWORK**

The presumption is in favour of sustainable economic development to support rural businesses and support diversification.

### **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 will make use of a new approved access. County Highways raised no objections on the previous application.

### **SUMMARY**

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.

#### **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). 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 the following impact (Neutral) 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 4311-P-200, 4311-P-201, 4311-E-002a, 4311-A-102a, 4311-P-202a, 4311-A-103a, 4311-P-203a, 4311-A-100, 4311/A-101, 4311-E-000, 4311-E-001.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 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.

4 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 PLANNING POLICY FRAMEWORK

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