

P/8/07

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Proposed additional car park adjacent to existing car park (Departure from Development Plan) Land to west of existing car park, Church Farm, Church Lane, Pagham.
-------------------------	--

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The car parking area would measure 34m by 27.5m deep and would provide space for 25 off road spaces. A post and rail fence and planting are proposed to site boundaries. The red edge has been amended and site area increased slightly per substitute plans which include landscaping within red edge.
SITE AREA	627 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected
BOUNDARY TREATMENT	Hedging and post and wire fencing to frontage to 1.5m to existing car park 1m high hedges/walling.
SITE CHARACTERISTICS	Existing access granted from road. Hard surface - rubble first part of access. Open field. Existing car park gravel surfaced. Walls to side. To rear posts and trees.
CHARACTER OF LOCALITY	Predominantly rural.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Pagham Parish Council	Support - There is no footpath adjacent to the Church thus parking restricts passage for pedestrians. The Church is very popular and well attended. It is sited in a very narrow country lane and traffic congestion is a big issue and a safety risk for pedestrians and residents alike.
West Sussex Wildlife Protection	Land needs checking for wildlife
Other	None.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objections - Condition suggested.
County Highways	Provision of additional car parking would benefit highway safety as it would remove likelihood of vehicles parking along Church Lane when the Church is in use although this is contrary to Policy DEV4 of



P/8/07**CONSULTATION RESPONSES**

CONSULTEE	SUMMARY OF RESPONSE
	West Sussex Structure Plan. Conditions suggested including car park should only be used in association with events occurring at the Church and surface should be constructed in a bound material.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Strategic Gap Class 'C' Road Protected Coastal Area

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, LOC2, DEV4, CH1, CH3 Arun District Local Plan : GEN3, GEN7, AREA12, AREA10
--

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development PPS 7 - Sustainable Development in the Countryside
--

POLICY COMMENTARY

The above policies combine to describe the relevant Development Control criteria against which the application could be assessed particularly with regard to the visual amenity and the character of the area.
--

COMMENT ON CONSULTATION RESPONSES

Noted. Restriction on use by way of imposition of a Condition is acceptable and is included in the recommendation. The provision of a bound material to the access could result in a more urban surface to the crossover - in terms of amenity gravel is satisfactory. The public highway is not heavily used and this Condition would therefore appear onerous and unreasonable.

COMMENT ON REPRESENTATIONS RECEIVED

Part of the site is occupied by an existing field access track and the rest is used as farmland. It is therefore doubtful any particular wildlife exists on the application site.

ASSESSMENT OF PROPOSAL**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The proposal is considered to conflict with relevant Development Plan policies in that development in the Strategic Gap should be resisted to ensure the separate identity and character of settlements is maintained.
--



P/8/07

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

In this particular instance the provision of additional car parking would reduce congestion on a narrow country lane, it would in effect be a community use and would not contribute visually to coalescence of any settlements since no buildings are included in the proposal. In addition landscaping would help to assimilate the development into the rural landscape.

CONCLUSIONS

The proposed additional parking spaces are needed to relieve the existing congestion on Church Lane which is experienced when the Church is used for services, weddings and funerals causing inconvenience to nearby residents. It is considered that this justification outweighs the need for protection of this area of farmland which is within Class ~ 2. The access to the field is existing and the site adjoins the existing car parking area and extends only marginally to the north into the field than the existing car park. The encroachment onto additional farmland has therefore been minimised. Post and rail fencing and shrub planting along boundaries will effectively soften the impact on the street scene and acceptably define the limits of the area and prevent any additional encroachment on adjoining farmland. A condition is suggested to ensure surfacing of the car park is controlled to prevent it being hard surfaced in tarmac or similar material.

In terms of residential amenity the parking would not be adjacent to any residential curtilage and would therefore have no adverse effect.

The proposal is recommended for approval subject to the conditions set out.



PAGHAM

P/8/07/

Proposed additional car park adjacent to existing car park (Departure from the Development Plan)

Land to the west of existing car park
Church Farm
Church Lane
Pagham

RECOMMENDATION

Approve Conditions

- 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 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme. 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 Clean uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: In order to prevent pollution of the water environment in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

PAGHAM

P/8/07/

- 4 The access to the proposed site shall be laid out to provide visibility splays on each side of the access. These splays shall comprise:-
- (a) A line 2 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Church Lane.
 - (b) Lines 45 metres long on each side of the access measured along the nearer edge of the carriageway of Church Road, from their intersection with the centre line of the proposed access.
 - (c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay lines have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 5 The car park hereby approved shall be used only for parking in connection with events/activities at St Thomas A Becket Church, Church Lane only and for no other purpose.

Reason: In the interests of the character of the area and visual and residential amenity in accordance with policies DEV1 and CH3 of West Sussex Structure Plan and GEN7 and AREA10 of Arun District Local Plan.

- 6 No development shall be carried out until details of the materials to be used for the surface of the car park have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the car park.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policies DEV1 of West Sussex Structure Plan and GEN7 of Arun District Local Plan.

- 7 This permission relates to the amended site plan submitted on 27-04-2007 and not to the plan originally submitted.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

PAGHAM

P/8/07/

- 8 INFORMATIVE: The use shall not be carried on until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

- 9 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission was granted because, although the proposed development does not comply with the policies in the Development Plan Listed below in that it would represent development within the Pagham and Selsey Strategic gap there are material considerations which indicate that it can be granted. These material considerations are that the development would be of benefit to the local community and that the development would not contribute visually to the coalescence of the built form or undermine the integrity of the Strategic Gap.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1LOC2,DEV4,CH1,CH3

LOCAL PLAN: GEN3, GEN7, AREA10,AREA12

NATIONAL POLICIES: PPS1,PPS7

This paragraph is to comply with Article 22 General Development Procedure Order 1995

