

PLANNING APPLICATION REPORT**REF NO:** **WA/110/10/****LOCATION:** Area Adjacent Unit G
 Tokar Industrial Park
 Yapton Lane Walberton**PROPOSAL:** Re-siting of 16 car parking spaces and erection of earth bund.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 0.19 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Earth bund subject of application and Leylandii hedging approximately 1.5m in height.
SITE CHARACTERISTICS	The site is a car parking area located in a small industrial park containing various hard standing areas and single storey warehouse style buildings.
CHARACTER OF LOCALITY	The site is located in a predominantly rural/residential area, with paddocks adjacent to the site.

RELEVANT SITE HISTORY

WA/82/86	Use of land for storage of circus equipment in conjunction with land to the East known as The Lazy W	Approve Cond 14-01-1987
WA/15/88	New shed for storage of circus equipment and replacing existing derelict store sheds	Approve Cond 21-03-1988
WA/57/88	Continuance of use without compliance with Condition 4 attached to Planning Permission WA/15/88 which requires that the use only be operated by Mr W W Smart	Approve 04-07-1988
WA/56/88	Demolition of existing dwelling and erection of new dwelling with integral garage and swimming pool	Approve Cond 25-07-1988

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WA/77/88	Improvements to south access to permit un-restricted use	Approve Cond 14-11-1988
WA/3/89	Continuance of use without complying with Condition 2 of Approval No. WA/82/86	Approve Cond 20-02-1989
WA/27/89	New open-fronted storage building	Approve Cond 07-06-1989
WA/62/90	Demolition of existing dwelling and erection of new dwelling with integral garage	Approve Cond 04-03-1991
WA/27/91	New general storage/stabling building to replace existing derelict building on same site	Approve Cond 17-06-1991
WA/62/91	Outline Application for propped reception/administration/ toilet block associated with proposed circus museum development.	Refused 11-12-1991 Appeal: Dismissed 13 07 1992
WA/63/91	Use of site as circus museum in addition to existing/ approved uses and including associated parking and traffic circulation	Refused 11-12-1991 Appeal: Dismissed 13 07 1992
WA/66/91	Retrospective application for single residential caravan and conservatory extension	Refused 11-12-1991 Appeal: Dismissed 13 07 1992
WA/3/93	New building to provide replacement of derelict stabling plus additional covered storage for circus equipment.	Approve Cond 07-04-1993
WA/57/95	Renewal of unimplemented planning permission WA/62/90 for demolition of existing dwelling and erection of new dwelling with integral garage.	Approve Cond 01-11-1995
WA/20/98	Renewal of unimplemented permission WA/3/93 for new building to provide replacement derelict stabling plus additional covered storage	Approve Cond 15-07-1998
WA/1/99/	Change of use of land and buildings from the storage of circus equipment and ancillary storage to B1 (Business) and B8 (Storage) uses.	Approve Cond 11-03-1999
WA/8/48	Dwelling	Approve Cond

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WA/73/03/	Single storey extension to sitting room and new conservatory.	Approve Cond 19-09-2003
		24-12-1948
WA/8/48/A	Dwelling house	Approve Cond 12-04-1949
WA/8/48/B	Extension to dwelling	Approve 18-05-1960
WA/35/67	Billiard room attached to existing house	Approve Cond 09-08-1967
WA/37/68	Residential development	Withdrawn 03-08-1968
WA/47/68	Holiday caravan site	Refused 09-10-1968
WA/18/69	Use of land as holiday caravan site	Refused 30-04-1969
WA/48/70	Extension	Approve 16-12-1970
WA/26/73	Change of use to store circus equipment	Approve Cond 09-05-1973
WA/27/73	Change of use to riding school	Refused 06-06-1973
WA/73/73	Re-siting existing prefabricated building for storing riding tack and similar equipment	Approve Cond 21-11-1973
WA/17/76	Change of use to riding school	Refused 13-10-1976
WA/69/76	Use of land as Riding School	Approve Cond 15-11-1977
WA/1/80	Proposed new vehiculalr access in connection with existing riding school	Approve Cond 24-07-1980
WA/95/83	Removal of agricultural condition relating to house on site	Refused 04-01-1984
WA/47/85	Continuance of use without complying cond.3 WA/26/73 restricting permission to M.G.Winship	Approve Cond 09-10-1985

WA/48/85	Continuance of use without complying with cond.2 WA/69/76 restricting permission to Geoffrey Winship Ltd	Approve Cond 09-10-1985
WA/46/85	Continuance of use without complying with condition B attached to WA/8/48/A - agricultural occupancy	Approve 04-12-1985

REPRESENTATIONS

Representations received:

Walberton Parish Council

No Objection

Comments on Representations received:

Noted

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Outside the Built Up Area

Class B Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN3	Protection of the Countryside

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas

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

This application seeks retrospective planning permission for the re-siting of 16 car parking spaces and erection of an earth bund at Tokar Industrial Park.

The spaces are located to the west of Unit G, and have been created through the removal of a small area of the adjacent paddock, and have been screened by an earth bund approximately 2.7m high, held in place via a concrete retaining wall.

Consent was granted for the provision of 16 car parking spaces under application WA/1/99, which granted permission for the changes of use of land and buildings from the storage of circus equipment and ancillary storage to B1 and B8 uses. However, the proposed spaces were sited to the east of Unit G, and were never actually provided.

The development is not situated in close proximity to any residential buildings and is well screened from the surrounding countryside by the earth bund and trees that line the site.

It is therefore considered that the development would not have a significant impact on the visual or residential amenities of the locality.

It is therefore recommended that the application be approved, subject to the following conditions:

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby approved shall be carried out in accordance with the following approved plans; drawing no's TL/05/01, TL/01/01, TL/04/01, TL/03/01, TL/02/01, received 8th December 2010.

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.

- 2 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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: GEN2, GEN3, GEN7

NATIONAL POLICIES: PPS1, PPS7

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.