

PLANNING APPLICATION REPORT

REF NO: WA/12/11/

LOCATION: Land adj to Walberton Village Hall
The Street
Walberton

PROPOSAL: Single storey Pre-school (This is a departure from the development plan)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal is to relocate the preschool playgroup from its current location within the Village hall to a purpose built site directly behind the hall.
SITE AREA	0.08 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Wire fencing and hedgerow to the boundary. Open recreation field adjacent.
SITE CHARACTERISTICS	The site is directly to the rear of the Village Hall which is currently grassed with a basketball hoop and hard standing.
CHARACTER OF LOCALITY	The Village Hall is brick and flint with a tiled roof. The site is located in the heart of the village. Adjacent is the village school and on the other side is the recreation ground.

RELEVANT SITE HISTORY

REPRESENTATIONS

Representations received:

Walberton Parish Council - Awaited

4 Letters of Support

The village needs a dedicated preschool. The location is perfect.

1 Letter of Objection

Who is funding the building is it the playgroup or Hanbury s (developer of Holly Tree Pub).
What is the justification for moving out of the hall. It is wasteful to provide a building for 5

half days for 35 weeks a year.

Comments on Representations received:

Noted. The building is being funded by the playgroup and grants (not Hanbury). The justification for moving is that the hall can be utilised for other community events. The proposal is to extend the hours and facilities to after school clubs and all day provision.

CONSULTATIONS

Conservation Area Advisory Com
Southern Water Planning
WSCC Local Development Divis.
Playschool Registration Unit
Environmental Health
West Sussex - Listed Building
Council's Arboriculturalist
Parks and Landscapes

Consultations responses received:

Ofsted No comment

District Environmental Health The premises may require registration under the Food Safety Act 1990.

County Design Awaited

County Highways Awaited

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside Built-Up Area Boundary
Within a Designated Conservation Area
Class C Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

PLANNING POLICY GUIDANCE

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 conflict with relevant Development Plan policies in that the site lies

outside the built up area boundary where development is not permitted unless necessary for the needs of agriculture.

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 proposal is for a community benefit, on community village parish land. The community benefit of a full time preschool group, located in its own building, adjacent to the village school and village hall outweighs any marginal loss of a Greenfield site.

CONCLUSIONS

Principle

The site lies outside the built up area boundary on parish land directly behind the existing village hall. The proposal is for a single storey building solely for the purpose of providing a preschool permanent venue. Whilst development outside the built up area is not permitted unless necessary for the needs of agriculture, an exception is made for exceptional circumstances where there is a strong justification for a countryside location.

Countryside Policy

PPS7 Sustainable Development in Rural Areas

This Government objective is this policy is to protect the open countryside for benefit of all. It also promotes sustainable development focusing most development in, or next to, existing towns and villages. The policy also seeks to ensure that local economies are diverse and thriving rural enterprises that provide a range of jobs. Therefore Local Planning Authorities should support countryside based enterprises and activities which contribute to rural economies. In this case the proposal is for the expansion of local preschool childcare facility. Currently they operate Monday to Friday mornings for 36 weeks a year with the Village Hall. The business employs 12 local people. It is proposed to expand the business to full day care including after school provision, breakfast and holiday clubs. They currently have a waiting list of 67 children. The site is in the centre of the village, adjacent to village school and shopping parade therefore centrally located. It is therefore considered that the proposal is in accordance with the objectives of PPS7.

GEN3 Protection of the Countryside

Outside the built up area the countryside will be protected for its own sake and development will not be permitted unless necessary for agriculture, forestry or the extraction of minerals or deposit of waste. The policy goes on to state that development may be allowed in exceptional circumstances where there is a strong justification to meet the needs of the local economy. The proposal is on community land which belongs to the Parish Council. The preschool currently operates with the Village Hall. Currently the preschool have to set up and pack away equipment on a daily basis, which is not sustainable. Removing the preschool to its own building would free up the Village Hall in the mornings for other community activities which currently cannot take place. It is therefore considered that the proposal accords with this policy.

Ecology and PPS9 Biodiversity

The Government is committed to protecting biodiversity by protecting certain species.

The Applicant has provided an Ecology Habitat Survey report. The report concludes that there are no habitats of interest within the site or its immediate surroundings. There is some potential

for bats and reptiles along the western boundary and it is recommended that separate surveys are undertaken prior to development.

Visual Amenity and Affects on the Conservation Area

The proposal is single storey of semicircular design, timber clad with polycarbonate roof. The design is similar to that approved for GreenPower at Fordingbridge Engineering WA/16/09. It will be sited directly to the rear of the Village Hall and will not be viewed from within the street scene or within the Conservation Area.

Trees

Residential Amenity

Highway Issues

RECOMMENDATION