PLANNING APPLICATION REPORT

REF NO: WA/35/08/

LOCATION: Binsted Nursery
Lake Lane
Barnham

PROPOSAL: Relocation of portacabins to main nursery site

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Siting of various single storey flat roof portacabins
SITE AREA	Approximately 0.002 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Mixture of fence, hedge and tree
SITE CHARACTERISTICS	Working nursery. Portacabins to be located on agricultural field.
CHARACTER OF LOCALITY	Rural lane. Number of nursery businesses surround. Trees and hedging along road. Fields elsewhere

RELEVANT SITE HISTORY

WA/21/08/AG	Application for Prior Approval for grading & gentle sloping of ground & provision of windbreaks & concrete surfaced access paths, to enable change of agricultural cropping to container plant crops.	No Objection 19-05-2008
WA/95/01/	Additional greenhouses and nursery facilities.	Approve Cond 28-02-2002

REPRESENTATIONS

Representations received:

Walberton Parish Council

Walberton Parish Council: Awaited

One letter of objection:
Office block not in line with existing facilities of adjacent nurseries

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Lake Lane would lose its rural aspect giving crowded appearance
Presumably application includes car parking, creating more disturbance
Unslightly during winter. Screening would not be effective in winter months

Comments on Representations received:

Noted. Hard standing for car parking is not being applied for
Screening that provides all year round cover can be requested by condition. Such screening would adequately screen the office block, so their position is not considered to be detrimental to the rural character of locality.

CONSULTATIONS

Head of Highways and Transport

Consultations responses received:

County Highways: No objection. Site benefits from existing access onto Lake Lane. Whilst aware of past issues in respects of other developments along Lake Lane, primarily as result of increased HGV movements, in light of fact that portacabins will be ancillary to already permitted development, this proposal ought not to result in any significant traffic generation. Proposals also imply staff will be relocated from other existing sites, so there will be reduction in trips within local highway network between this and neighbouring site. This statement isn't supported in terms of numbers however.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside Built Up area boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC2	The Countryside
	NE8	Rural Needs
	ERA1	Making the best use of land
	DEV1	High Quality Development
Arun District Local Plan:	GEN3	Protection of the Countryside
	GEN7	The Form of New Development
	DEV8	Cirumstances in which Additional Development may be Permit'd

PLANNING POLICY GUIDANCE

	PPS1	Delivering Sustainable Development
	PPS7	Sustainable development in rural areas
	PPG4	Industrial and Commercial Development

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 in the rural locality.

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 and residential amenities of the rural locality, and there is a need for the development in the countryside.

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

The agent contends the portacabins are required for the functional running of the nursery, relating to the consolidation rather than an expansion of the nursery business. It is stated they are essential to have on site in order to relocate the staff and management servicing greenhouses. The case is therefore made that there is a need for the development in the countryside.

Being located on the fringe of the working nursery site, the portacabins will be close to a public right of way, so visible to users of that path. However appropriate landscaping would serve as screening. The portacabins are also to be finished in green to be less obtrusive.

Taking the above into account, siting of the portacabin is acceptable as the structure is located well within the site so not visible from wider views in the countryside. Residential properties are located well away from the site, so are unaffected. It is therefore recommended that the application be approved subject to 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 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a hard/soft 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 No development shall be carried out unless and until a schedule of the finishes and samples of such finishes to be used for external walls and roofs of the portacabins hereby permitted, which shall consist of a dark green colour with anti-vandal paint, have been submitted to and approved by the Local Planning Authority and the finishes so approved shall be used in the construction the portacabin.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in the rural locality, in accordance with policies DEV1, CH1 of the West Sussex Structure Plan and 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 rural character, that there is a need for the development in the countryside, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC2, NE8, DEV1, ERA1

LOCAL PLAN: GEN3, GEN7, DEV8

NATIONAL POLICIES: PPS1, PPG4, PPS7

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