

Recommendation Report for**REF NO:** **WA/44/14/AG****LOCATION:** West Walberton Farm
 West Walberton Lane
 Walberton**PROPOSAL:** Prior notification to build an alternative route to the new barn (approved under WA/59/11/) which facilitates access onto highway via an existing road.**SITE AND SURROUNDINGS****DESCRIPTION OF APPLICATION**

This application is a prior notification under the Town and Country Planning Act (General Permitted Development) Order 1995 as amended Part 6 A2 (i) to determine whether the Local Planning Authority have any objections with regard to siting and design of an access road 210m in length x 4m in width. It would be constructed of crushed concrete, grey in colour, sufficient to allow conveyance of farm machinery and livestock vehicles.

SITE AREA

0.084 hectares

RESIDENTIAL DEVELOPMENT DENSITY

N/A

TOPOGRAPHY

Predominantly flat.

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

Hedging to West Walberton Lane to approx. 1.5m.

SITE CHARACTERISTICS

Gravelled and gated access exists to both ends of proposed access. West Walberton Lane access is to stables and a barn. Other access is adjacent to Whistlers Farm House

CHARACTER OF LOCALITY

Predominantly rural. Open fields to the north and east with post and rail fencing. Some trees along field boundaries.

RELEVANT SITE HISTORY

WA/18/98	Stable block with wheelchair access	ApproveConditionally 03-08-1998
WA/63/98/	Revised siting of stable block with disabled access ramps (amendment to WA/18/98).	ApproveConditionally

		22-12-1998
WA/117/06/	Amendments to previously approved application WA/63/98 (stable block with disabled access ramps) by correcting minor dimensional errors.	ApproveConditionally 04-01-2007
WA/16/10/AG	Application for prior notification for proposed agricultural building.	Objection 24-03-2010
WA/59/11/	Erection of agricultural barn (re-submission of WA/69/10/)	ApproveConditionally 26-08-2011

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan 2003:

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

N/A

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

N/A

This application falls to be determined under Class A, Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

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

PRINCIPLE:

The site is an agricultural site which lies outside the built up area boundary where the principle of agricultural/horticultural development is permitted subject to a Prior Notification Under Part 6 A2 (i) of the Town and Country Planning (General Permitted Development) Order 1995 for the consideration of siting and design and compliance with the conditions of the Order.

AGRICULTURAL NEED:

Planning permission WA/59/11 granted approval for a barn to store food and machinery for the farm unit of Gaston Farm and West Walberton Farm. The evidence submitted with the planning application demonstrated that the enterprise had expanded and diversified and there was no physical room to expand to incorporate another barn at Gaston Farm. The application was subsequently approved. The access road proposed would provide an alternative route to this barn utilising another access point (which is existing) that has better visibility along Walberton Lane than the current access.

VISUAL AMENITY:

The proposal is for an agricultural access which would not be visually apparent when viewed across the adjoining fields. The access would be grey in colour which would not be visually out of keeping with the adjacent agricultural land. The proposal would utilise an existing access onto the highway.

ENVIRONMENTAL IMPACT SCREENING:

The proposal has been screened under the Town and Country Planning (Assessment of Environmental Impact) Regulations 2011 and is not Schedule 1 or Schedule 2 development. Therefore an Environmental Statement is not required and the application does benefit from permitted development rights under Class A, Part 6 of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995.

CONCLUSION:

The proposed track is necessary for agricultural purposes. It is in an appropriate location and not excessive in length. It would follow existing field boundaries and would not unnecessarily expand into open countryside.

It is recommended that the Local Planning Authority raises no objection

RECOMMENDATION

NO OBJECTION

- 1 For the avoidance of doubt the approved details are the site plan scale 1:2500 and the applicant's letter dated 12-08-2014 submitted on 14-08-2014