TOWN AND COUNTRY PLANNING ACT 1990

Y/27/92

Change of use of existing redundant farm buildings to warehousing/storage (Use Class B8)

Little Rookery Farm
Flansham
Bognor Regis
West Sussex

In pursuance of their powers under this Act and related Orders and Regulations the Council Refuse to approve the development as described in the application and plan for the reasons stated.

TO: G Mount Associates
1 Woodend
Bognor Regis
West Sussex

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

4th November 1992

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REASON 1 : The site lies in a rural area and the proposal, being unrelated to the needs of agriculture, forestry, recreation, the extraction of minerals or disposal of waste, conflicts with policy C1 of the Draft Replacement Structure Plan which seeks to protect the countryside, safeguard agricultural land and ensure that the amount of land taken for development is kept to a minimum.

REASON 2 : The proposal is unacceptable to the Local Planning Authority in that
(a) the buildings are unsuitable for the new use proposed because they are not of permanent construction and are in poor condition.
(b) the use proposed would exceed in scale the reasonable capacity of the premises.
(c) the activity and traffic generated thereby would give rise to harmful environmental effects.

It therefore conflicts with policy C8 of the Draft Replacement Structure Plan and policies EVT6A and EMP5 of the Draft Arun District Local Plan.

REASON 3 : The site is not allocated in any Local Plan or otherwise identified for industrial or commercial use and the Local Planning Authority considers that sufficient land has been made available by allocation or permission for such uses to provide adequately for necessary economic growth and to meet the need for jobs locally.

REASON 4 : The access road is unsatisfactory to serve the proposed development by reason of inadequate width throughout its length and construction at its junction with the A259.