25/9 ~~PC 30/3/07~~

~~Expiry~~ ~~25/9/07~~

Development Control – Delegated Officer Report

Application Number: ADC/0361/06 **Recommendation – Permit Application**

Site: **Adur Outdoor Activities Centre Brighton Road Shoreham-by-Sea West Sussex**

Proposal: **Erecting an extension to an existing fence and enclosing an area of land outside the existing fence line to be used partially for storage**

The Application

The Adur Outdoor Activities Centre is located to the south of the River Adur adjacent to the boundary of the SSSI. The site is outside the defined built up area within an area of countryside designated as a strategic gap.

To the east of the site is open land to the side of the main building with a car park beyond, further to the east is the Brighton Road via which the site is accessed. To the north of the building is an area which is enclosed by 2.5 metre high chain link fencing with cranked posts with barbed wire to the top. This area is currently used as an external storage compound for water sports equipment. Beyond this storage compound is the scouts building, with the Adur Recreation Ground and associated car park to the south west of the site.

Permission is sought to extend the existing storage compound area to include an existing open grassed area to the south west side of the building. It is proposed that there will be a continuation of the chain link fence to match existing and planting of a hawthorn hedge inside the fencing.

Consultations and Representations

Environment Agency: - No objections

Director of Services: - Environmental Health have no objection to the proposal.

Relevant Planning Polices and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC2, NE11, NE12, CH3,
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AC1, AC4, AR1, AR17, AT12

Planning Assessment

Policies

The Adur Recreation Ground, including this site, is specifically subject to policy AR17 of the Adur District Local Plan which states that permission will be granted for extensions and alterations to existing water-based club facilities providing the siting, form, scale, design and construction is appropriate to the local environment; the facilities do not adversely affect the wildlife interests of the SSSI; and subject to satisfactory traffic and parking consideration. Policy AC4 states that development within the Strategic Gap will only be allowed in 'compelling circumstances' such as 'to take advantage of valuable opportunity to meet a need for recreation.' Structure Plan recreation and countryside policies state that only small-scale development associated with 'quiet informal recreation' will normally be acceptable in the countryside.

Visual Amenity

The proposed extension to the existing storage compound will be visible from the Brighton Road and from views into the recreation ground. However the fencing proposed will be chain link to match existing which will help reduce the visual impact which may be produced by a solid means of enclosure. In addition it is proposed the Hawthorn hedging will be planted inside the fencing. Appropriate planning conditions are set out below to ensure that this is carried out.

The loss of the informal grassed area to provide the proposed storage compound is not considered to cause such a visual impact as to warrant a refusal in this case. There will remain informal grassed areas to the east of the building, adjacent to the car park which will soften the impact of the development.

Need for Development

The applicant states that the present storage areas used by the Adur Outdoor Activity Centre are undersized for the actual use of the number of occupants and users of the building and facilities. There is also a problem with security at the site and there has been a history of vandalism and theft.

It is therefore considered that there is a justified need for the proposed secured storage compound to be increased in size. The proposal is acceptable as it represents small scale development which is ancillary to the established recreational activity which takes place at this site.

Recommendation

APPROVE for reason that :-

The proposal represents small scale development ancillary to an established recreational use at this site. It can take place without resulting in unacceptable detriment to the visual amenities of the ~~surrounding~~ area. It would consequently not conflict with the policies of the Adur District Local Plan (AR17, AC4) and the West Sussex Structure Plan (LOC2, CH3)

1. C1Ci (Standard time limit)
2. The fencing hereby permitted to enclose the storage compound shall be chain link fencing with cranked top to a height of 2.5 metres to match the existing fencing on site.
   Reason: - To protect the visual amenity of the locality and to accord with policy AR17 of the Adur District Local Plan and policy DEV1 of the West Sussex Structure Plan.
3. ~~On completion~~ Within one month of the erection of the fencing hereby permitted, Hawthorn hedging shall be planted ~~adjacent to~~ on the inside of the fencing ~~on the inside of the storage compound~~. in accordance with details to be submitted to & approved in writing by the LPA. Any plants which within a period of 5 years ... as per C11Ai (Landscaping)
   Reason: - To protect the visual amenity of the locality and to accord with policy AR17 of the Adur District Local Plan and policy DEV1 of the West Sussex Structure Plan.
4. There shall be no access, encroachment or storage within the Adur Estuary SSSI during the construction of the development hereby approved.
   Reason: - To protect the SSSI and to comply with policy AR17 of the Adur District Local Plan and Policy ERA2 of the West Sussex Structure Plan.

Case Officer..[redacted].....Date...30/8/07.....

CJ 4.9.07