Development Management – Delegated Officer Report

Application Number: NOTICE/0035/22 **Recommendation – PRIOR APPROVAL NOT REQUIRED**

Site: **Land At Sompting Brooks, Part of Sompting Estate, South of Test Road, Sompting**

Proposal: **Application for Prior Notification of agricultural development for proposed Polytunnel for agricultural use**

Date of site visit: 4 January 2023

Neighbours checked: N/A

Additional neighbour notifications: N/A

Site and Surroundings

The application site relates to agricultural land to the south of Test Road. The land forms part of the larger Sompting Estate and is not considered to be a separate parcel of land, which is defined as being separated by land in different ownership, or by a public highway, for example. In this case, the application site is not separated by land in different ownership as it immediately abuts land owned by the Estate.

The site is accessed via existing metal gates and a laid trackway. The site has been utilised for a number of years as a yard and storage facility, but is now a community farm.

Proposal

The application seeks prior approval for a polytunnel for the purposes of sowing seeds and growing seedlings. It is also required to house chilli plants for Sussex Chilli Farm. The polytunnel will measure 20m long, 7m wide and 3.3m tall.

Relevant Planning History:

AWDM/2022/20 -The installation of three shipping containers and a disabled access toilet used as a temporary base for volunteer activities by Sustainable Sussex and the Ouse & Adur Rivers Trust's 'EPIC Project' on land to the south of Test Road and provision of 6no. car parking spaces and 6no. cycle spaces

Consultations:

Sompting Parish Council: No comments received

Representations:

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 10, 13, 33
National Planning Policy Framework 2021

Planning Assessment

The application is made under the Prior Approval procedure and the consideration is restricted to the limitations, restrictions and conditions set out in respect of Class A, Part 6, Schedule 2 of the GPDO 2015, as amended.

Permitted development

A. ***The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—***
(a) works for the erection, extension or alteration of a building; or
(b) any excavation or engineering operations,
which are reasonably necessary for the purposes of agriculture within that unit.

Development consisting of the erection of a building is permitted subject to the condition that the developer before beginning the development, applies to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building.

Assessment

The proposed building will be made of polythene supported by steel hoops and will be opaque white in colour.

It will sit parallel to a hedge on the west side of the field, to the south of a temporary storage container.

The site is reasonably well screened by hedges and trees and it is not considered that the building will be unduly intrusive in the wider landscape.

As such, prior approval is not required.

Recommendation

Prior Approval is not required

Case Officer: Peter Barnett Date: 4 January 2023

Authorised by: Gary Peck Date: 4 January 2023