Development Management - Delegated Officer Report

Application Number: **AWDM/0766/15**

Recommendation – Approve

Site: Tesco Holmbush Centre Upper Shoreham Road

Proposal: 2.5m high timber fence and landscaping on boundary with school

Date of site visit: 8.6.15

Neighbours checked: Y

Additional neighbour notifications: None

Proposal, Site and Surroundings

The application site relates to an out-of-town superstore car park on the northern fringe of Shoreham, adjacent to the A27 and South Downs National Park.

The proposal is for a new boundary wall, supplemented by soft landscaping to the southern car park boundary with Herons Dale Primary School. The full details of the proposal are shown on the submitted drawings.

Relevant site history
None relevant

Consultations
Adur and Worthing Councils Tree Officer 1st Consultation: *Discrepancy on tree details. Plan shows two Tilla cordata "greenspire" (Lime), but Planting Schedule lists two Fagus Sylvatica (Beech). Please ask for clarification.*

2nd Consultation: *Took look at Holmbush site this morning. Space between new fencing and footpath for Beech hedge is between 1.2 at its narrowest to 2 metres (along northern section). 1.2 metres is somewhat narrow but sufficient to establish hedging plants. Consider proposed planting of hedgerow and use of larger sized trees would provide suitable visual amenity to area. Lower planting on south side of fencing will not impact wider area but suitable selection of plants for area.*

Representations
None

Relevant Planning Policies
Saved Local Plan policies: AG1
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of car park landscaping is acceptable in principle

Amenity

The screen would provide a more private space for children at Herons Dale primary school.

Visual amenity and setting of South Downs National Park

The fence would look initially stark. However as it matures the soft landscaping would improve the environment of the car park by providing a verdant outlook for those using the bus stop.

Visually, the immediate car is a busy superstore car park where a boundary demarcation by way of a fence would not be unexpected.

The landscaping is sufficiently minor in scale and distant from the South Downs National Park so as not to affect its setting.

Recommendation

Approve subject to Conditions:-

1. Standard time limit 3 years
2. Approved Plans
3. Soft landscaping shall be fully planted out first planting season upon completion of fence and retained 5 years after.

Informative:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Matthew Porter Date: 24-07-2015

Authorised by: Peter Barnett Date: 27 July 2015