Expires 6/5/08

Development Control – Delegated Officer Report

Application Number: ADC/0106/08 **Recommendation – Permit Application**

Site: **Adur District Council Depot Commerce Way Sompting Lancing**

Proposal: **Metal palisade security fencing to boundaries (partly retrospective) (ADC Reg 3)**

The Application

The application site is the Adur District Council Depot site located on the east side of Commerce Way, Lancing. The site constitutes several warehouse/office buildings and a large parking area for waste services vehicles. It is bounded to the north by the railway line and to the south and east by further units on Peter Road.

This application seeks part retrospective permission for existing and proposed 2 metre high metal palisade perimeter fencing along the western and southern boundaries. Much of this fencing is already in place due to the need to secure the site following a series of recent break-ins.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1).

Visual Amenity
The site is located within the Lancing business, industry and warehousing zone as specified in the local plan and is surrounded by other units of similar ilk. The retrospective metal palisade fencing has been erected on the western and southern sections of the site to a height of 2.4 metres and 2 metres respectively. Given the industrial nature of the area there is little amenity to protect. It is therefore considered that the nature of the security fencing, which allows an open visual through into the site, is acceptable.
The proposed additional fencing is to be located on the south side of the banked vehicle park to the north east of the site. This area is bounded by the railway to the north with further office and industrial units on Peter Road at the foot of the small embankment. The addition of 2 metre high metal palisade fencing here would not be excessively visible between the aforementioned units and will not be out of keeping with this highly industrialised locality.

Recommendation

APPROVE for reason that :-

The existing and proposed metal palisade fencing does not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1) and the West Sussex Structure Plan (LOC1, DEV1).

Subject to:

1. C1Ci

Case Officer:.....

Date: 22/4/08

PB 22/4/08