Development Management – Delegated Officer Report

Application Number: AWDM/0538/17 **Recommendation: APPROVE**

Site: **Eastbrook Allotments, Old Shoreham Road, Southwick**

Proposal: **Construction of metal palisade fencing along east and south boundaries of site and construction of composting toilet.**

Date of Site Visit: 9 May

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for the erection of metal palisade fencing along the eastern and southern boundaries of the site and the construction of a composting toilet. The fencing very slightly exceeds 2 metres with the eastern section of it being adjacent to a public footpath.

The application site consists of existing allotments bordered partly to the south and east by residential properties and open land otherwise. Grey palisade fencing has been previously erected to the north but the existing fencing to the south and east is of chicken wire variety. The public footpath that runs along the eastern boundary of the site has some palisade fencing already on its own eastern boundary which is green in colour and partly obscured by vegetation in places. The proposed composting toilet would be located centrally within the site, close to an electricity pylon.

Planning History:

None directly relevant

Consultations:

Legal Services: no comments or objections

West Sussex County Council:

The proposed metal palisade fencing along the east and south boundaries do not appear to obstruct visibility or alter vehicular movements in this location.
Based on the documentation provided, the Local Highways Authority raise no objections to this proposal.

Representations:

1 letter stating that existing vegetation had already been removed and there was no evidence of the relevant surveys (reptile/ecological) taking place.

Relevant Planning Policies:

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1

Adur Submission Plan – policies 15 and 25

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The main issue in the determination is the impact of the proposal upon the character of the area.

The proposal will have little impact upon nearby neighbouring properties given that there is already fencing in the area and the properties to the south have their own boundary treatment in any case.

A representation has been received in respect of the removal of existing vegetation but this does not appear to be in relation to the proposed development.

The compositing toilet will be centrally located within the site and close to one of the large electricity pylons that cross the site and so is considered to have little visual impact.

The proposed fencing will replace existing fencing and further to the north and west, there is already palisade fencing in situ. This fencing is grey in colour and not especially attractive. Although there could be little objection to a similar colour being used on the southern boundary, it is noted that the existing palisade fence along the eastern side of the public footpath is green and accordingly it is considered that the newly proposed fence on the western side of the footpath should also be green. This can be secured by condition.

This would align with the objective of enhancing this green footpath link to the Downs (emerging SAAP).

Recommendation

APPROVE subject to the following conditions:

1. Approved Plans
2. Full Permission
3. Fence on eastern boundary to be agreed in writing

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

Case Officer: Gary Peck Date: 19 June 2017

Authorised by: [redacted] Date: 20th June 2017.