Development Management – Delegated Officer Report

Application Number: NOTICE/0017/19 **Recommendation – PRIOR APPROVAL NOT REQUIRED**

Site: **Farm Land At Church Farm, Loose Lane, Sompting**

Proposal: **Application for Prior Notification of agricultural development for proposed glasshouse.**

Date of site visit: 6 December 2019

Neighbours checked: N/A

Additional neighbour notifications: N/A

Site and Surroundings

The application site relates to agricultural land to the south of West Street. The field in question is small (0.2ha) and is used by Sustainable Sussex as a small community (chilli) farm. 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.

Proposal

The application seeks prior approval for a glasshouse for the purposes of raising young plants and vegetables for planting on Church Farm. It will measure 10.2m long, 7.6m wide and 4m high. It is to be sited to the south of an existing polytunnel. The site also contains a timber framed building currently under construction by Sustainable Sussex. This requires planning permission and an application is awaited.

Relevant Planning History:

None

Consultations:

Sompting Parish Council: No objection

Representations:

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 10, 13, 33
National Planning Policy Framework 2019

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 glass and will be relocated to the site from a nursery elsewhere. It will sit directly to the south of an existing polytunnel which will partly screen it from views from the houses in West Street to the north. There is an equestrian centre immediately to the north.

The site is reasonably well screened by hedges to the east, south and west 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: 17 December 2019

Authorised by: Gary Peck Date: 17 December 2019