Development Management - Delegated Officer Report

Application Number: AWDM/1002/21 Recommendation – APPROVE

Site: New Monks Farm Development - Cala Homes

Proposal:

Date of site visit: 29th June 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Relevant Planning History

PP for the NMF development

Consultations

WSCC Highways - no objection but question whether the scheme incorporates any illumination.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (July 2021)

Planning Assessment

This application proposes a timber entrance feature with the name of the estate - New Monks Park.

The application originally did not include a detailed plan of the proposed feature but this has now been submitted and has been published. The proposed timber post feature measures 1.8 metres x 3.75 metres and a semi-circular planted area is proposed at the foot of the timber feature.

The feature is proposed to the south of the extended section of road serving the new estate (Shadwells Road).

The proposal is to erect this feature on a temporary basis whilst the first phases of the development are built. Full planning permission was granted for the first 249 dwellings to be served by Shadwells Road. The remaining 351 have to be served via the new roundabout on the A27.

Whilst this is a temporary feature, it is not considered that it is necessary to require its removal at any particular point in the future. In this respect, even when the road is closed to vehicular traffic, it may be considered that the temporary feature should be retained. The feature does not have any adverse effect on the character or vision amenities of the area and it is considered an appropriate way to mark the entrance to the new estate.

The applicant has confirmed that no form or illumination would be installed and this addresses the query that the Highway Authority has raised.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: James Appleton Date: 10th August 2021

Authorised by: S. Cantwell Date: 16th August 2021