Expiry 6/3/08

Development Control – Delegated Officer Report

Application Number: ADC/0005/08 **Recommendation – Permit Application**

Site: **Adur Outdoor Activities Centre Brighton Road Shoreham-by-Sea West Sussex**

Proposal: **Fenced enclosure to enlarge storage compound (amendment to ADC/0361/06 to revise type of fencing to 2.23m high weldmesh)**

The Application

The Adur Outdoor Activities Centre is located to the South of the River Adur adjacent to the boundary of the SSSI. The site is outside the defined built up area within an area of countryside designated as a strategic gap.

To the east of the site is open land to the side of the main building with a car park beyond, further to the east is the Brighton Road via which the site is accessed. To the north of the building is an area which is enclosed by 2.5 metre high chain link fencing with cranked posts with barbed wire to the top. This area is currently used as an external storage compound for water sports equipment. Beyond this storage compound is the scouts building, with the Adur Recreation Ground and associated car park to the south west of the site.

Permission was granted in September 2007 (ADC/0361/06) for an extension to the existing fence and the enclosure of an area of land outside the existing fence line to be used for storage. The current application is an amendment to this previous approval to change the existing and proposed type of fencing to 2.23 metre high weldmesh. This fencing comprises of 6mm diameter vertical wires and double horizontal 8mm diameter wires. There is no barbed wire proposed in addition to the proposed fencing. The new fencing is required as an increased security measure as there is an ongoing problem with security of storage of materials and equipment used for sports at this site.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): Loc2, NE11, NE12, CH3
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AC1, AC4, AR1, AR17

Planning Assessment

Policies

The Adur Recreation Ground, including this site, is specifically subject to Policy AR17 of the Adur District Local Plan which states that permission will be granted for extensions and alterations to existing water-based club facilities providing the siting, form, scale, design and construction is appropriate to the local environment; the facilities do not adversely affect the wildlife interests of the SSSI; and subject to satisfactory traffic and parking consideration. Policy AC4 states that development within the Strategic Gap will only be allowed in 'compelling circumstances' such as 'to take advantage of valuable opportunity to meet a need for recreation.' Structure Plan recreation and countryside policies state that only small-scale development associated with 'quiet informal recreation' will normally be acceptable in the countryside.

Visual Amenity

The proposed fencing around the storage compound will be visible from the Brighton Road and from views into the recreation ground. However the fencing, similar to the existing chain link fencing will have limited impact unlike the alternative of a solid means of enclosure. In addition, as existing there is Hawthorn hedging to be planted inside the fencing. Appropriate planning conditions are set out below to ensure that this planting is carried out to soften the impact of the fencing and also provide additional security for the storage area.

The applicant states that the present storage areas used by the Adur Outdoor Activity Centre are undersized for the actual use of the number of occupants and users of the building and facilities. The previous application ADC/0361/06 granted permission for the enlargement of the storage area.

The proposed fencing will provide increased security for the site than is existing. The fencing will not have any adverse impact on the visual amenities of the locality, the proposed planting will further soften the visibility of the fencing when viewed from surrounding areas.

Recommendation

APPROVE for reason that :-

The proposal represents small scale development ancillary to an established recreational use at this site. It can take place without resulting in unacceptable detriment to the visual amenities of the area. It would consequently not conflict with the policies of the Adur District Local Plan (AR17, AC4) and the West Sussex Structure Plan (LOC2, CH3)

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2. Within one month of the erection of the fencing hereby permitted Hawthorn hedging shall be planted on the inner side of the fencing in accordance with details to be submitted to and approved in writing by the LPA.....Any plants which within a period of 5 years.....(as per final part of C11Ai)
3. Prior to commencement of works details of the colour and appearance of the proposed fencing shall be submitted to an approved by the LPA and ~~details to be~~ carried out in accordance with these details. Reason: - In the interests of visual amenity and to comply with AH2 of the Adur District Local Plan.
4. There shall be no access, encroachment or storage within the Adur Estuary SSSI during the construction of the development hereby approved.
   Reason: - To protect the SSSI and to comply with policy AR17 of the Adur District Local Plan and Policy ERA2 of the West Sussex Structure Plan.

Case Officer.....MBarker.....Date.....8\2\08.....

PB 8/2/08