Planning Application - part 1

A1. Applicant Details

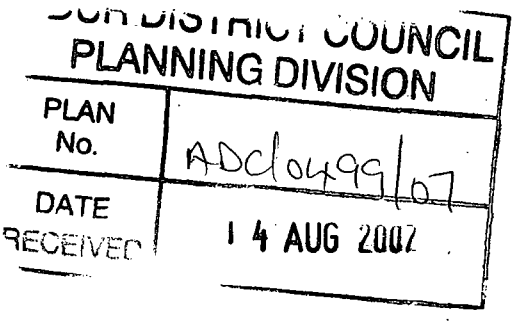
Organisation			
	Title	**Forename**	**Surname**
Name	Mr	Jeff	Blundell

A1.1 Address Details

Name or flat number	JKC Management Ltd
Property number or name	The Relocation Centre
Street	Blenheim Road
Locality	
Town	Lancing
County	
Postal Town	
Postcode	BN15 8UQ

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		



A2. Agent Details

Organisation	DMH Stallard		
	Title	**Forename**	**Surname**
Name	Mr	Chris	Barker

A2.1 Address Details

Name or flat number	
Property number or name	100
Street	Queens Road
Locality	
Town	Brighton
County	
Postal Town	
Postcode	BN1 3YB

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01273744492	
Daytime Telephone No.		
Fax No.		
Email Address	chris.barker@dmhstallard	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	Rear part of main building
Property number or name	The Relocation Centre
Street	Blenheim Road
Locality	
Town	Lancing
County	West Sussex
Postal Town	
Postcode	BN15 8UQ
UPRN	00
Location	

2. Description of the Proposed Development

Development Description

Change of use of rear part of main building from B1 Industrial to B1 Business and B8 Storage and Distribution.

3. Type of Application

Type

- _ **Outline**
- _ **Approval of Reserved Matters**
- X **Full**
- _ **Renewal of temporary permission**
- _ **Renewal of unexpired permission**
- _ **Removal of Condition**
- _ **Variation of Condition**

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application	
Date of previous decision (yyyy-mm-dd)	
Condition Number	

Proposal Type

New building(s) _ Yes X No

Alteration or Extension to building(s)	_ Yes	X No
Change of use	X Yes	_ No
Demolition	_ Yes	X No
Other operations	_ Yes	X No

4. Access

Is existing access affected?	**Pedestrian**	_ Yes X No
	Vehicular	_ Yes X No
Is a new access type proposed?	**Pedestrian**	_ Yes X No
	Vehicular	_ Yes X No

Disability Access

5. Other Information

A. Planting of trees, shrubs or hedges	_ Yes	X No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	_ Yes	X No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

No change

Roof

No change

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

no change

8. Site Area & Floor Space

Site Area
2922

Units
X square metres
_ hectares

Width of site frontage
21
metres

Is the application for new building works?
_ Yes X No

Please state the existing floorspace of the building
0
sq.m

Please state the proposed new floorspace
0
sq.m

Is the proposal for a change of use?
X Yes _ No

Please state the floorspace related to the change of use
651
sq.m

Does the proposal involve the removal or demolition of any part of the existing building?
_ Yes X No

Description of removal/demolition

9. Existing Uses

Current use of land or building
B1 Light Industrial

If vacant what was the land or building last used for?

10. Residential Information

Select the type of land the development is on
X Brown-field

_ Green-field
_ Part Greenfield, Part Brownfield
_ Don't Know

Is the number of residential units changing? _ Yes X No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
_ Lessee
_ Prospective purchaser
_ Other

If Other give details

Does the applicant own or control any adjoining land? X Yes _ No
Has any part of the site been in council ownership? _ Yes X No

12. Height

State the height of the new development

0 metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	22	22	0
Goods Vehicle Spaces	6	6	0
Cycle Spaces	15	15	0
Disability Spaces	2	2	0

14. Drainage

State method of disposal for surface water

As existing

State method of disposal for foul sewage

As existing

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? _ Yes X No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	X Yes	_ No
Office	X Yes	_ No
Warehousing	X Yes	_ No
Storage	X Yes	_ No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	_ Yes	X No

Planning Application - part 2

17. Industrial Or Commercial Processes and Machinery

Describe processes carried out and the end products

General Business Use and Storage and Distribution. Proposed occupier will store documents and materials.

What type of machinery will be installed?

None at present.

18. Related Development

Is the proposal related to any of the following:

An existing use on or nearby the site, or elsewhere _ Yes X No

If Yes give details

A larger scheme for which planning permission is not yet sought _ Yes X No

If Yes give details

19. Floorspace

Please complete the floorspace details in m2 in the table below:

	Existing	Lost or removed	Proposed	Total
Shop	0	0	0	0
Professional / Financial services (Bank, Estate Agent, etc)	0	0	0	0
Restaurant/Cafe	0	0	0	0
Offices	0	0	0	0
Industrial	651	651	0	0
Warehouse	0	0	0	0
Hotel / Hostel / Nursing home	0	0	0	0
Other	0	0	651	651
Total	651	651	651	651

20. Employment

Please complete the employee details table below:

	Full Time	Part Time	Total
Existing Employees	05	0	5
Proposed Employees	10	0	10
Total	15	0	15

21. Traffic Flow

How many vehicles will visit the site during a normal working day. Please complete the Traffic flow details table below:

	Existing	New	Total
Employees vehicles	0	15	15
HGV's	0	5	5
Other vehicles	0	5	5

22. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site?

Loading, unloading and turning space is available to the rear of the building as marked on the submitted block plan.

23. Hours Of Working / Opening

23. 1 Working

Please specify the working hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				

23. 2 Opening

Please specify the opening hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				

24. Hazardous Substances

Please state the nature, volume and means of disposal of trade effluents or waste

As existing

Does the proposal involve the storage of Hazardous Substances? _ Yes X No

If Yes, please specify the hazardous material and the quantity stored in tonnes.

Signature **Electronically submitted; no signature required.**

Certificate A

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	Jeff	Blundell
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-08-08		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. _ I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	Jeff	Blundell
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-08-08		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

DMH Stallard

Change of use of rear part of main building from Business (B1) to Business (B1) and Storage and/or Distribution (B8) at The Relocation Centre, Blenheim Road, Lancing, BN15 8UQ

PLANNING STATEMENT BY DMH STALLARD

SUBMITTED ON BEHALF OF

MR J BLUNDELL

DMH Stallard Planning
100 Queens Road
Brighton
East Sussex BN1 3YB
DX 2703 Brighton 1

Tel: 01273 744452
Fax: 01273 744455
E-mail:peter.rainier@dmhstallard.com

DMH Stallard Ref: JKC3-16

August 2007

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. ADC/0499/07
DATE 14 AUG 2007

DMH Stallard

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Appendices

1 Site location plan

DMH Stallard

1. INTRODUCTION

1.1 This statement accompanies and is in support of an application relating to the change of use of the rear part of the main building from B1 Business (used as light Industrial) use to B1/ B8 Business and Storage and Distribution at The Relocation Centre, Blenheim Road, Lancing.

1.2 This statement describes the site, the surrounding area and the proposal itself. Relevant planning history and policy background are considered along with an assessment of the proposal in the light of relevant policy and all other material planning considerations.

1.3 This application seeks to change the use of rear part of the building to B1 Business and B8 Storage and Distribution use. These uses have both been considered to be acceptable on this site under applications L/192/97/TP (B8 Use) and L/65/01/TP (B1 Use) and therefore a dual use permission would aid to provide flexibility to the occupier of the site to operate under either of the use classes.

DMH Stallard

2. THE SITE AND ITS SURROUNDINGS

2.1 The Relocation Centre is located on the Churchill Industrial Estate, Lancing. The area is characterised by industrial and commercial buildings providing for a diverse range of uses including B1, B2 and B8.

2.2 The main building is a large rectangular building, measuring 80m in length and 31m in width. The application relates to the rear, subdivided section of the building that measures 21m x 31m.

2.3 The building itself is metal clad, and is utilitarian in appearance with high eaves allowing for access from large delivery lorries and forklifts.

2.4 Blenheim Road is an adopted highway and provides direct access into the site from a simple priority junction.

DMH Stallard

3. THE PROPOSAL

3.1 Permission is sought for the change of use of the rear part of the main building (marked on location and block plans) from B1 Business (previously used for light Industry) to B1 Business and B8 Storage and Distribution.

3.2 The existing car parking would not be altered on site and can provide for at least 24 spaces. Lorry parking and manoeuvring areas are also provided directly to the north of the building as indicated on the submitted block plan (1:500 Scale) Secure cycle parking is also available for 15 cycles on site.

3.3 The proposed change of use would not result in any external alterations to the building.

3.4 Access to the site would be maintained as existing, utilising the existing junction onto Blenheim Road.

DMH Stallard

4. RELEVANT PLANNING HISTORY

4.1 L/192/97/TP Change of use from Industrial to Storage and Distribution (Class B8) Approved. 20-01-1998.

4.2 L/21/01/TP Storage Building at rear. Approved 26-03-01.

4.3 L/65/01/TP Reversion of use of rear part of main building from storage to industrial. Approved 21-05-01.

5. RELEVANT PLANNING POLICY BACKGROUND

5.1 The context within which planning applications are considered is set by the latest guidance on such matters produced by the Government, the Regional Authority (SEERA), the County (WSCC) and the Local Planning Authority (Adur District Council).

Planning Policy Guidance Note 4 (PPG4) Industrial and Commercial Development and Small Firms 1992.

5.2 PPG4 seeks to provide positive support towards commercial enterprise in the right locations. *'The planning system should operate on the basis that applications for development should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance.* (Para 13 PPG4) The application site lies within the heart of an established Industrial Estate where B1 and B8 uses are predominant. It is therefore considered that there would be no demonstrable harm associated with granting a dual use for the rear part of the building.

West Sussex Structure Plan (2004)

5.3 Policy NE1 refers to the Districts requirements for economic development, stating that development proposals should seek to promote the vitality of local economy. This proposal seeks to promote the reuse of an existing industrial unit and is therefore consistent with these objectives.

5.4 Policies DEV4 and DEV5 relate to road safety and parking and Policy DEV5 specifically states that development should not be permitted unless the level of parking is compatible with need to avoid environmental or safety

problems. This development accords with the Councils adopted parking standards.

Adur District Local Plan (1996)

5.5 General policy provisions contained within the ADLP indicate that the key objectives of the Local Plan are to: *'Enable development in built up areas consistent with the needs of residents and businesses, the requirements of the Structure Plan and environmental protection and improvement.'* (Adur District Local Plan 1996)

5.6 The proposed development is within an existing industrial estate and meets a need for business and storage and distribution facilities in the District.

5.7 Policy AE4 of the Local Plan refers to the Districts existing business and industrial areas, stating that;
Within the areas shown as subject to this policy on the Proposals Map, the District Planning Authority will support the development or redevelopment of the sites for mixed development within Use Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 2005 (As amended)

5.8 The Relocation Centre is located on the Churchill Industrial Estate, within such a defined policy area and therefore the proposed change of use to B1/B8 is fully supportable under the provisions of the Local Plan.

5.9 Policy AT12 relates to car parking and access provision in relation to development proposals. The proposed development provides for a minimum of 24 car parking spaces, 15 cycle spaces and access to the site would be maintained as existing. Lorry parking and turning facilities are also available on site.

5.10 The proposed development is considered to be consistent with the aims and objectives of Local Plan policies and would provide the occupiers with flexibility to operate under the provisions of both the B1 and B8 Use Classes as defined under the Use Classes Order 2005 (As amended).

5.11 The proposal is therefore considered to improve the viability and vitality of the Industrial Estate by providing a flexible approach to acceptable uses in the area, thus enabling the units to be occupied by a wider range of industries.

DMH Stallard

6. ASSESSMENT

Principle of development

6.1 Government, strategic and local plan policies all point to the acceptability of commercial development including Business B1 and B8 Storage and Distribution on existing industrial estates. Therefore, the proposal accords with the advice given in section 70 of the 1990 Act and Section 38 (6) of the Planning and Compulsory Purchase Act of 2004 in that development plan policies, in principle, are complied with.

6.2 The proposed change of use of the building would allow the building to be used under the provisions of both B1 and B8 Use, providing flexibility to the occupiers to operate under either/both use classes. The principle of both B1 and B8 use of the building has previously been considered to be acceptable and is consistent with the established commercial use of the building and the surrounding area.

6.3 Therefore, the proposed dual use of the building under Classes B1 and B8 is considered to be consistent with the aims and objectives of Local Plan policy and would facilitate flexible commercial occupation in the future.

Residential amenity

6.4 The site is located away from residential properties and therefore issues relating to noise and disturbance and not considered to be appropriate in this location. The premises operates within usual opening hours and is therefore considered to be acceptable.

DMH Stallard

Access and car parking

6.5 The building currently provides for at least 24 car parking spaces, 5 Lorry spaces and manoeuvring spaces for both cars and lorries alike. (See tracking diagram on Block Plan submitted_. The proposal therefore accords with adopted parking standards.

6.6 The site also provides for secure cycle parking for 15 number of cycles.

DMH Stallard

7. CONCLUSION

7.1 Government, strategic and local plan policies all point to the acceptability of commercial development within existing industrial/commercial areas which would not adversely affect the vitality and viability of the area, or vehicle and pedestrian safety. Therefore, the proposal accords with the advice given in section 70 of the 1990 Act and Section 38 (6) of the Planning and Compulsory Purchase Act 2004 in that development plan policies are in principle, complied with.

7.2 The proposed change of use would provide for a defined commercial need on the site and would sit comfortably with other uses in the immediate area. The proposed dual use of the building would provide greater flexibility to future occupiers which would aid to improve the vitality and viability of this site on the Churchill Industrial Estate.

7.3 The proposal would not lead to a harmful change in vehicle movements in the locality and the access is acceptable in highway terms. The proposed development would also provide for acceptable levels of on site car and cycle parking.

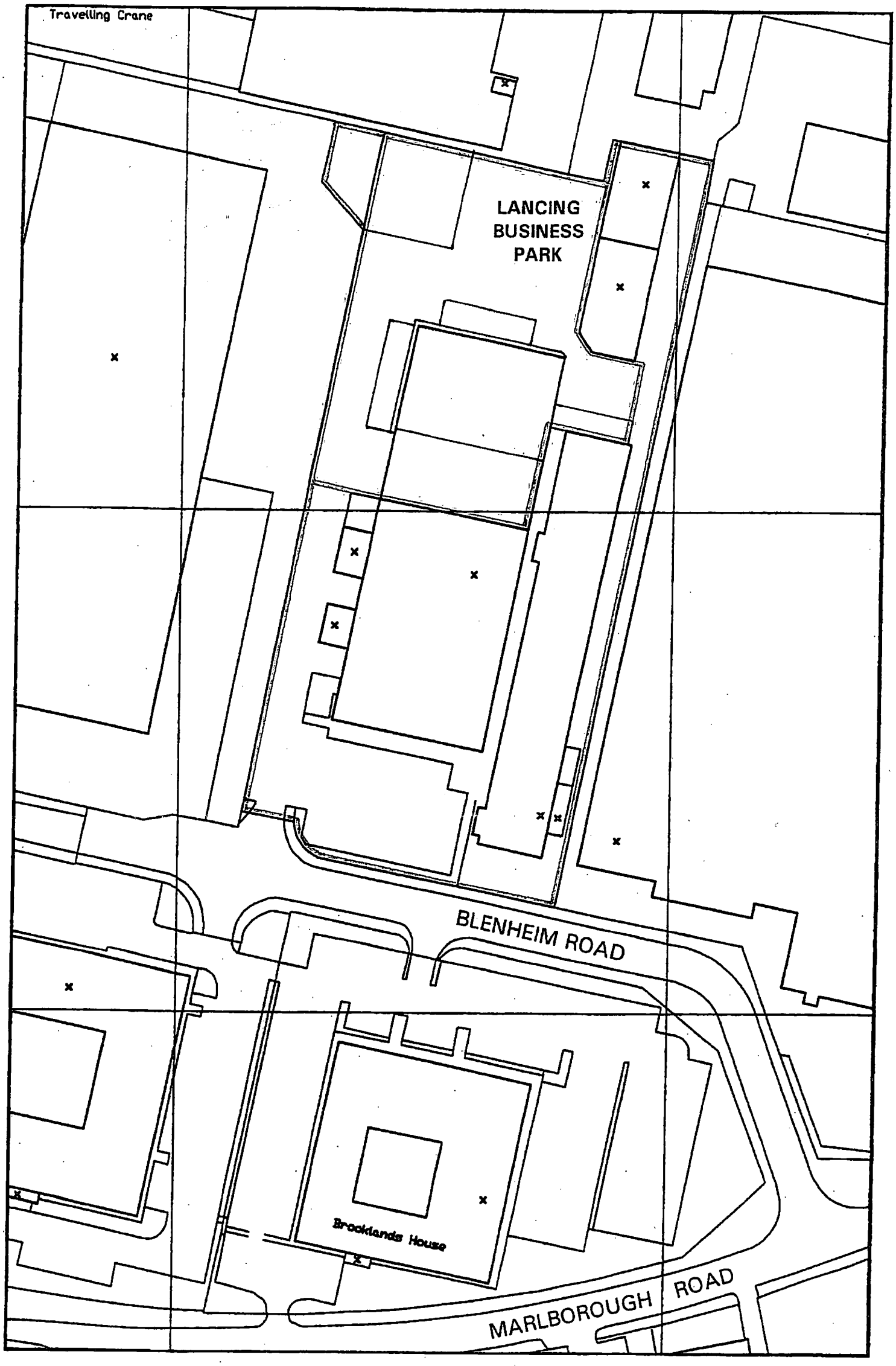
7.4 Given the above, it is hoped that the Council will agree that the development is acceptable and will, respectfully grant full planning permission.

DMH Stallard

8. SUGGESTED CONDITIONS

1) No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked , stored or displayed on the site except within the buildings or within enclosed storage areas approved in writing by the Local Planning Authority.
2) No external works shall take place anywhere on the premises to which this permission relates and all working shall be confined to the buildings.

SITE LOCATION



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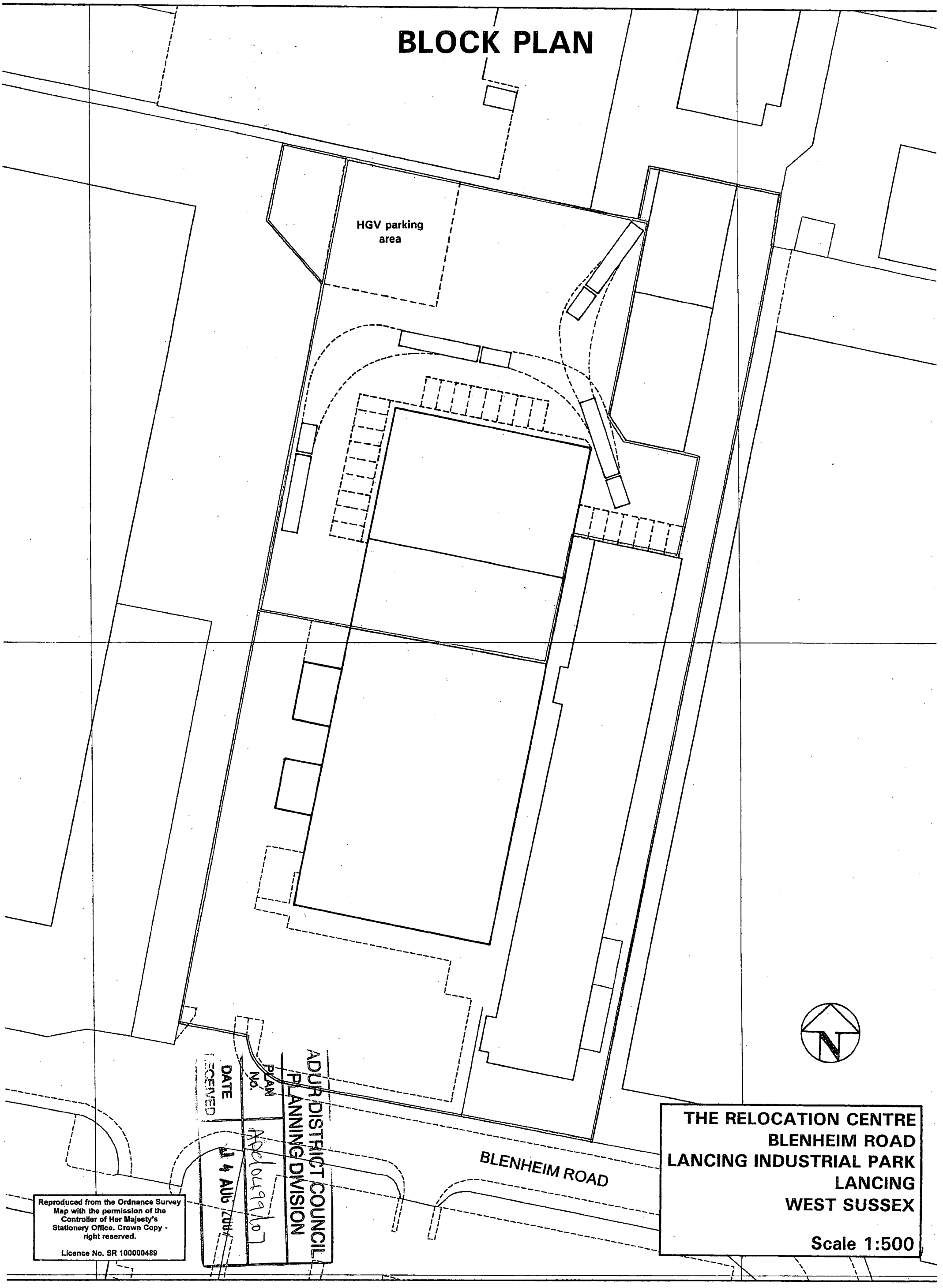
THE RELOCATION CENTRE
BLENHEIM ROAD
LANCING INDUSTRIAL PARK
LANCING
WEST SUSSEX

Scale 1:1250

BLOCK PLAN



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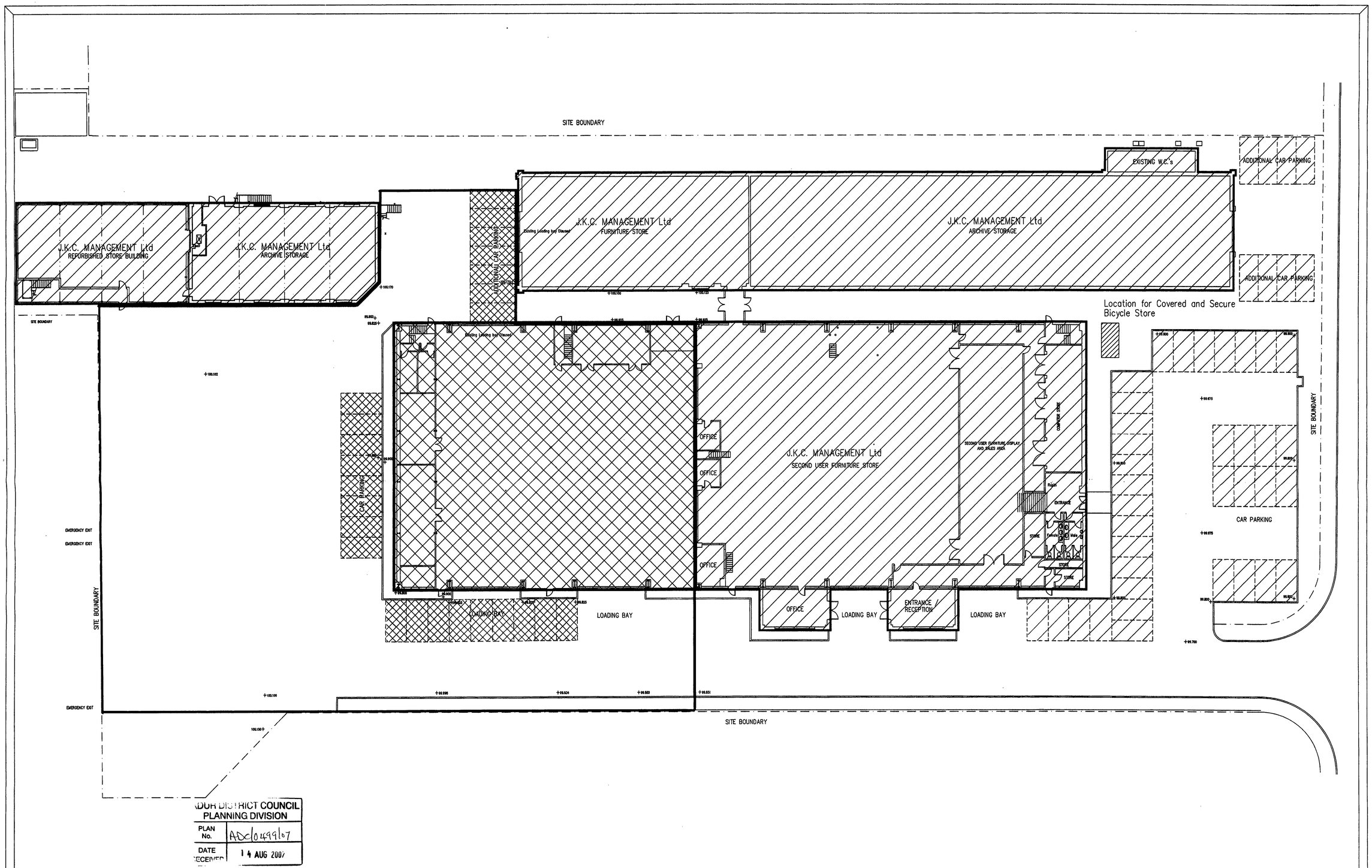
THE RELOCATION CENTRE
BLENHEIM ROAD
LANCING INDUSTRIAL PARK
LANCING
WEST SUSSEX

Scale 1:500



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Job

The Relocation Center
Blenheim Road
Lancing Industrial Park
LANCING
EAST SUSSEX
For J. K. C. Management Ltd

Drawing

GENERAL ARRANGEMENT
AND OVERAL SITE PLAN

Note :-
This Drawing has been Prepared from Information and Measurements Taken from an Existing Copy Plan Prepared by Previous Architects and Limited on Site Measured Survey

This drawing remains the Copyright of the Architect and should not be reproduced without consent.

DO NOT scale any dimensions direct from this drawing.

All setting out and constructional dimensions should be carefully checked on site before commencement of building operations.

General Notes

Revisions

Scale 1 / 200

Date

Drawn

Checked

Drawing No