expiry 09.10

Development Control – Delegated Officer Report

Application Number: ADC/0499/07 Recommendation - Permit

Site: **The Relocation Centre Blenheim Road Lancing West Sussex**

Proposal: **Change of use of rear part of main building from B1 industrial to B1 business and B8 storage and distribution**

The Application

The application relates to a Class B1 industrial unit on the Lancing Business Park, located on the north side of Blenheim Road. Permission is sought for change of use from the existing B1 industrial to B1 business and B8 storage and distribution.

The unit itself is the rear (northern) half of the already subdivided premises and amounts to 1085 square metres in size. It would be used for document storage. There is no plant on site which is associated with the refrigeration or storage of food on the premises.

The application site has previously had applications approved for change of use of the whole site to B8 (L/192/97); a storage building at the rear (L/21/01); and reversion of the rear part of the building from storage B8 to industrial use B1 (L/65/01) all without restrictions on the hours of operation.

Consultations and Representations

Third Parties

There have been no objections from the surrounding premises.

Contributors

Chief Environmental Health Officer – They have concerns regarding the hours of operation for the proposed B8 usage bearing in mind the limited access to the Business Park. They note that there are no conditions in place in respect of the current premises and there have been no complaints regarding the operation of the business. They raise concerns that if another business such as dairy or food distribution took over, there would be potential for early hours disturbance from vehicles entering and exiting the park. The EHO suggests asking the applicant whether an hours of operation condition would meet their requirements whilst still retaining some control over the potential problem.

County Planning Services – They do not expect the proposal to result in any significant intensification of use of the site considering the already permitted

B1 industrial use. From Highway perspective, they see no reason to object to the proposal. Given it is only part change of use, they feel that the Green Travel Plan originally requested would not be essential, and they would be satisfied for the requirement of the GTP to be dropped.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE5, DEV1, DEV4.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AE2, AP7, AT12
Adur Development Plan – Submission Core Strategy (ADC2007): E1

Planning Assessment

The proposed change of use for the rear part of the unit would comprise of B1 Light Industrial to B1 Business and B8 storage and warehousing. The main concerns would be the effect that the intensification of use would have on the roads and parking surrounding the premises.

The applicant has stated that the amount of staff that would be needed by the change of use would be an additional ten employees, making 15 in total. The car parking available on site is for 24 cars (2 disabled spaces), 6 HGV's (including turning space) and 15 cycle spaces (covered and secure), which is considered adequate for the type of use and likely intensification of the site.

With regards to the proposed end use the applicant has stated that the proposed change of use would enable a more flexible use of the building. They have stated that the units themselves would be used initially for document storage (as is part of the site already), which is considered to be fairly harmless in terms of disturbance from noise of out of hours vehicular activity. However there is no way of determining what future use the site could be put to if B8 permission were granted.

The site itself is surrounded by other industrial B1, B2 and B8 premises many of which have no limitations on their hours of operation. The residential properties which surround the access to the site are at present open to disturbance form any vehicle entering the business park site at unsocial hours. The adjoining other half of the building itself is covered by B8 usage for office furniture storage without operational restrictions and it is considered that any restrictive condition in line with the EHO's comments would be unwarranted on the basis of that the future ownership of the site may change hands.

Recommendation

APPROVE for reason that :-

2PPii

1. C1Ci
2. C10Di
3. C10Dii
4. C10E

Case Officer: [signature]
Date: 11/09/07

~~Head of~~ Planning ~~& Community~~ Service Manager:
Date: 17/9/07

Chair of the Planning & Regulatory Committee: [signature] 17/09/07
Date: