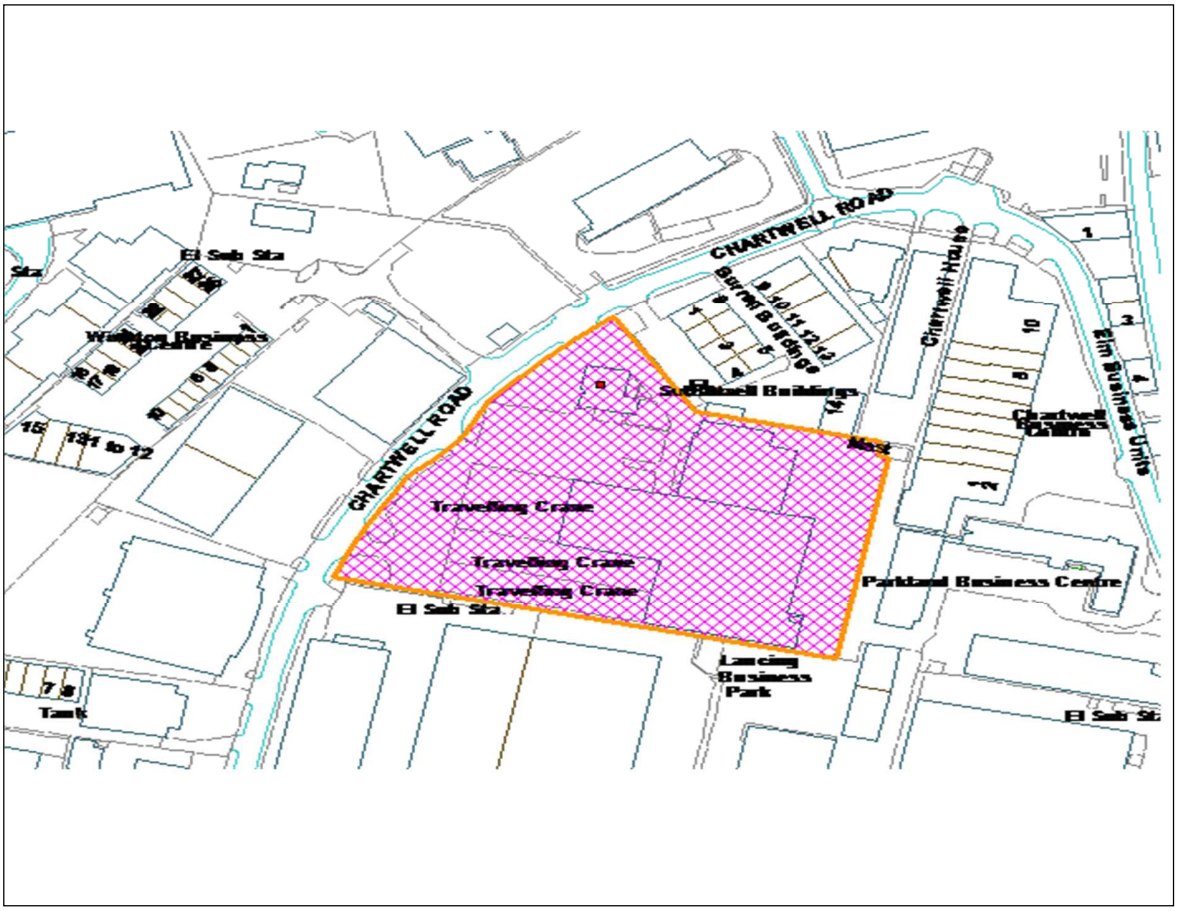
Application Number: AWDM/0130/17 **Recommendation – APPROVE**

Site: **32 Chartwell Road, Lancing Business Park, Lancing**

Proposal: **Variation of approved AWDM/1782/15 Condition 6 (approved plans) to modify curved roof to hybrid straight and curved roof; projecting office element to be absorbed into the main warehouse be configured as 3 storeys within the warehouse**

Applicant:	BFS Group t/a Bidvest Foodservice	Ward:	Churchill
Case Officer:	Gary Peck		



Not to Scale

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Proposal, Site and Surroundings

This application seeks an amendment to a previous permission granted in 2016 for the replacement of an existing industrial unit with a new storage and distribution warehouse with ancillary offices (use class B8) in addition to vehicle wash and fuel island and associated lorry and vehicle parking and new access road.

The proposed alterations comprise the modification of the previously approved curved roof to a hybrid straight and curved roof, and the projecting office element to be now incorporated into the main warehouse and configured as 3 storeys within the warehouse

As previously, it is understood that the building would be occupied by Bidvest Foodservice who are currently based in Worthing.

The application site is centrally located in Lancing Business Park on the eastern side of Chartwell Road, the main one way route leading through the Business Park. The site consists of the site previously occupied by Graham Wood Steel Fabricators.

The previous buildings on the site equated to about 6800 square metres and also included travelling crane structures. A number of the buildings have now been removed.

As the site is in the centre of the industrial estate, surrounding uses are industrial, generally heavy industry although the surrounding buildings would be lower than proposed under this application.

Relevant Planning History

Planning permission was granted in March 2016 to replace existing unit with new storage and distribution warehouse with ancillary offices (use class B8) in addition to vehicle wash and fuel island and associated lorry and vehicle parking and new access road (AWDM/1782/15).

Planning permission was granted in July 2015 to replace existing unit with new storage and distribution warehouse with ancillary offices (use class B8) in addition to vehicle wash and fuel island and associated lorry and vehicle parking and new access road (AWDM/0621/15).

The Committee also resolved in July 2015 to grant permission for the redevelopment of west part of site with 8 industrial units for use classes B1 (business), B2 (general industrial) and B8 (storage or distribution) with associated parking, turning and access (AWDM/0620/15) subject to the completion of a legal agreement. The legal agreement has not been signed pending the determination of the current application.

Consultations

West Sussex Highways:

No objection

Representations

Any comments will be reported verbally at the meeting

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AG3, AE2, AE4, AE5

Adur Local Plan 2014 (emerging): Policies 15, 26

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

This application effectively seeks a minor design amendment to a previous permission for which the principle of development has already been established.

The previous permission showed a fully curved roof which dropped down from a full 3 storey element at the rear to a slightly lower 2 storey element at the front which incorporated the proposed offices.

The current proposal is described as having a hybrid straight and curved roof with the main visual difference being that the building appears as 3 storeys across its full extent and the building's roof having a more linear appearance than was previously the case.

Given the previous permission, it is not considered that the proposal will materially affect the character of the surrounding area or the amenities of nearby users and as before the proposal therefore presents a welcome opportunity to relocate a local company that needs to expand with the potential to create new jobs as well as upgrade the visual quality of this part of the Business Park. Accordingly, the application is recommended for approval.

Recommendation

To **GRANT** permission subject to the following condition:

1. Amendment of approved plans list (other conditions remain applicable to the development)

13th March 2017