Development Management - Delegated Officer Report

Application Number: AWDM/1705/16 Recommendation – Approve

Site: Ocean View Business Park, Gardner Road, Southwick

Proposal: Erection of detached outbuilding to east of main building to be used as paint spray booth.

Date of site visit: 22 December 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the former NTL/Virgin Media building in Gardner Road, which was previously known as Nynex House but which has changed its name to Ocean View Business Park. In 2015 a Certificate of Lawfulness was issued to a company called Sinnis International to use the premises for a motorcycle assembly and distribution business under the lawful use of Class B1 (business) and Class B8 (storage and distribution), with ancillary showroom (AWDM/0981/15 refers).

A subsequent permission (AWDM/1673/15) was granted to enable 16sqm of the building to be used for MOT testing of their own motorcycles and scooters both pre and post sale. This was later varied to enable general MOT testing of up to 10 motorcycles and scooters every day rather than be limited to the applicant's vehicles only (AWDM/0773/16).

The business is now operational and the premises contain signage stating the business name as 'On the Wheel Superstore'.

This application seeks to construct a detached paint spray booth at the rear of the building measuring 6m wide, 12m long and 5.5m high with a pitched roof containing a small flue. It will have a roller shutter door on its north elevation. External materials will consist of white powder coated steel sheets.

It is to be located to the west of the car park within the recess formed by the L-shape of the building.

Relevant site history

As above.

Consultations

West Sussex County Council: The **Highway** Officer has no objection. The site is accessed via existing access from 'C' classified Gardner Road. Five car parking spaces will be taken away, however sufficient parking on site (approximately 125 spaces) remains and the LHA do not which to raise any highway safety or capacity concerns as a result of the proposals.

Adur & Worthing Councils: The **Environmental Health** Officer has no concerns regarding the spray booth or its positioning.

Further Comments: The Council used to permit body repair shops because of solvent use, prior to their solvent use falling because of water based products. I have therefore seen numerous spray rooms. They work on negative pressure air being pulled into the building through filters and being extracted through separate filters in the ceiling before being vented from the flue. They have standard manufacturer maintenance schedules to ensure filters are checked and regularly replaced. I do not envisage any problems from the use of this facility.

The **Contaminated Land** Officer has advised that if there are no ground works involved, no condition is required for this application. The applicant has confirmed that the spray booth will be bolted straight onto the existing concrete slab and will not require any penetrative foundations or groundworks.

Representations

1 letter of objection received from the occupier of 50 Old Barn Way concerned at smell and fumes coming from the proposed unit.

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
Submission Adur Local Plan (2016) Policy 15, 26, 35
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal involves enhancements to an existing employment site and can be supported in principle. The main consideration will be the impact residential amenity.

Residential amenity

The proposed building will be 46m from the boundary with houses to the east and 20m from the boundary with the railway to the north, with the nearest house approximately 60m from the booth.

The proposed spray booth will be fitted with modern control systems and will have double skinned insulated panels. There are no environmental health concerns with regard to noise or smells.

Visual amenity

The spray booth will be screened from the street by the existing building and will have limited visual impact as a result.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Hours of use 8am -6pm Mondays to Saturdays

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

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: Peter Barnett Date: 19 January 2017

Authorised by: Gary Peck Date: 19 January 2017