expires 18-11-09

# Development Control – Delegated Officer Report

**Application Number: ADC/0358/09 Recommendation - Permit**

**Site:** **Marks And Spencer Holmbush Centre Upper Shoreham Road Shoreham-by-Sea West Sussex**

**Proposal:** **Erection of temporary marquee on east side from 31 October to 31 January each year**

## The Application

The application is the re-submission of an expired temporary permission (ADC/0328/06) for an outside marquee during the busy Christmas trading period. The current proposals are for a marquee of the same size as in previous years, for the months 31st October until 31st of January, however permission is now sought for an annual permission.

The marquee would be 12m wide, by 12 deep, by 5.4m in height. It would be of an aluminium framework with a white PVC exterior.

The marquee would be sited on the north side of the Marks and Spencer Superstore which is located on the east side of the Holmbush Shopping Centre, to the north of Upper Shoreham Road, and directly to the south of the A27 Shoreham bypass.

## Consultations and Representations

***Adur District Council:*** The Environmental Health Officer has no adverse comments to make.

***Third Parties:*** There have been no third party objections to the proposals.

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS3.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

## Planning Assessment

***Policies***
Policy AG1 of the Local Plan states that development outside of the built-up area boundary will usually only be permitted in exceptional circumstances and subject to other plan policies, with there being a stronger presumption against development in sensitive areas of countryside. Policy AS3 states that the

expansion of, or additions to, large retail sites within the built-up area which in themselves would adversely affect the vitality and viability of existing town centres, will not be permitted.

The Marks and Spencer premises are located in an anomalous location, in that they are part of the AONB, yet south of the main A27 within an area clearly that has been built-up since the development of the Holmbush Shopping Centre. Although the surrounding commercial character means that the proposals would not be contrary to policy AG1 in principle, the fact that permission is now sought for a permanent permission, (albeit for only three months out of every year) would mean the effect on the AONB is likely to be in itself more long term.

***Visual amenity***

Taking into consideration the overall size of the Marks and Spencer premises and the proposed marquee, the visual impact would be relatively limited, due to its location being on the north side of the existing shop, adjacent to the banked sidings of the A27, unseen from the A27 and AONB. The proposed location would be adjacent to an existing high brick wall, a vehicular access to the rear, an existing metal container, and a pair of gates, rather than towards the frontage of the main building.

The marquee would only be visible from properties to the east in parts of Holmbush Way, and it is considered that the design, although not in keeping with the original materials of the building, would be sympathetic to the overall commercial appearance of this side of the premises.

Whilst the appearance of the existing building would not be detrimentally effected by the current proposals given they are only for a part of each year, it is considered that an extension of the amount of time that the marquee is erected or variation in size or location may be detrimental to the appearance in the long term.

~~***Residential amenity***~~ Loss of parking spaces

The siting of the marquee would result in the loss of seven parking spaces (4 public, and 3 staff) at a time of year when they are likely to be at their highest demand, however it is not considered to be a significant number in comparison to the overall number of spaces available to shoppers (less than one percent). As a consequence the proposals would not have an impact on the highway safety or residential amenity of roads within the surrounding vicinity.

**Recommendation**

APPROVE for reason that :-

1PPii (AG1, AS3)

1. The marquee hereby permitted shall only be erected ~~between~~ during the period of 31 October until 31 January annually, and at the end of this

(on or before 31 January each year)
period, it shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority.
**Reason:** *In the interests of amenity and to comply with policy AG1 of the ADLP.*

Case Officer: [redacted] [redacted] 15/10/09
Date: 15.10.09