expiry
20/03/08

Development Control – Delegated Officer Report

Application Number: ADC/0044/08 Recommendation - Permit

Site: **Units 1 To 3 The Chilterns Marlborough Road Lancing West Sussex**

Proposal: **Mezzanine floors (for powder-coating facility)**

The Application

The application relates to a detached Industrial building which is split into four B2 units, located on the south side of Marlborough Road, 65m to the west of the junction with Chartwell Road, on the Lancing Business Park. The site is identified for business, Industry and Warehousing within the Local Plan.

Currently the building is split into two different premises, Units 1,2 & 3 (the application site) are occupied by AMC Sheet Metal fabrications, and Unit 4 on the east side of the building, occupied by Universal Scrap Metal dealers.

The building is served by two parking areas, one to the south and one to the north. Each can accommodate six parked cars. The southernmost car park has space laid out for ancillary storage of materials and waste.

The permitted Use Class of the buildings was originally B1' light industrial' (L/48/83/TP) and a condition required that all four units be independently occupied. However planning permission was granted recently for a retrospective application for change of use to B2 'General Industrial' (ADC/689/07), and the occupation of three of the units by one business.

The applicant seeks to introduce powder-coating as part of the business which will require additional mezzanine floor space. The additional floor area created would be 127 square metres and it would (with the existing mezzanine office areas) occupy the greater part of units 1 & 2.

Consultations and Representations

County Transport Planning Services: No apparent visibility issue onto Marlborough Road, and a low risk of highway safety issues. Any approval should be subject to a planning condition requiring on-site provision for contractors plant and materials.

Director of Services: No objection overall, but it is likely that the process will require authorisation under the EPA 1990. The applicant will be contacted regarding this independently.

Lancing Parish Council: No objection.

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE5, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AE2, AE4.

Planning Assessment

Policies:
Structure Plan policies seek to accommodate opportunities for business, industry and warehousing, where they are best suited to the varied needs of local businesses and appropriate activities.

Policy AE2 of the Local Plan states that permission will be granted for the development of land (including changes of use of buildings) for 'B1' and 'B2' business and industrial purposes, except where development proposed is in close proximity to residential areas where the District Planning Authority will require any industrial development to be restricted to a 'B1' use class.

Approvals shall be subject to suitable access and parking arrangements being provided the design of the development being acceptable having regard to local environmental conditions and the submission and approval of a landscaping scheme.

Visual Amenity, Character & Appearance

The proposal involves no alteration to the appearance of the existing building and therefore has minimal impact on the character of the surrounding locality. The mezzanine floors themselves would be within the separate identified units with only a small doorway being opened up between the two areas. It is considered that this would not compromise the independent use of the units should the current occupiers vacate the premises.

Access and Parking:
The applicant has stated that an additional two staff will be required should the mezzanine floors be implemented. West Sussex County Council have made no objection to the increase in staffing levels on this application. However the

applicant has submitted a Travel plan as supplementary information, which states that members of staff will be encouraged to: use bicycles or walk if they live within close proximity to the business; car share if living within the same postcode; and to use public transport where possible. The plan identifies a member of staff as a co-ordinator who will offer alternative ways for customers to visit the site. It is felt that as a Travel Plan is in place and WSCC have no highways concern it is considered that the additional staff would not have a detrimental effect on levels of on-site parking or on highway safety.

Recommendation

APPROVE for reason that :- 2PPii

1. C1Ci.
2. C9N.
3. C10Di – amended
   .....nor any other items associated with the use of the mezzanine floors shall be stacked, stored or displayed on the site except within the buildings or within enclosed storage areas approved under ADC/0689/07.
   Reason: *In the interests of amenity ....etc.*

Case Officer: [illegible]
Date: 4/3/08

PB 6/3/08