Development Control – Delegated Officer Report

Application Number: ADC/0450/10 Recommendation – APPROVE

Site: Units 1 & 2 Elm Business Centre, Chartwell Road Lancing BN15 8FD

Proposal: Change of use of units 1 and 2 to include B8 use (storage and distribution) in addition to permitted B1 use (business)

The Application

These 6 units were built with the benefit of planning permission ADC/0038/08 and condition 20 of the permission restricts their use to Class B1 'business' only. Units 1 & 2 (floorspace 398sqm together) still remain vacant and the application is to widen their marketability.

Consultations and Representations

Adur District Council: The EHO has no objection.

Lancing Parish Council: No comments received.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE2, AE4
Revised West Sussex Parking Standards (WSCC 2003)
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS4 'Planning for Sustainable Economic Growth' (DCLG 2009)

Planning Assessment

Policies

The site is included within the area specifically subject to policy AE2 which states B1 and B8 development will be permitted (subject to limitation to B1 use in close proximity to residential areas), and also to policy AE4 which supports mixed development within Classes B1, B2 and B8.

PPS4 'Planning for Sustainable Economic Growth' states that the main objectives include building prosperous communities by improving economic performance, reducing gaps in growth rates, promoting regeneration, and reducing the need to travel especially by car. Policy EC10 states that, in determining applications for economic development, a positive and constructive approach should be taken and they should be assessed against the impacts on climate change; accessibility; whether they secure a high quality and inclusive design which takes the opportunities available for

improving the character and quality of the area and the way it functions; economic and physical regeneration and social inclusion; and local employment. EC18 states that local parking standards should apply unless the applicant has demonstrated a higher level of provision is needed and shown measures to minimise the need for parking. In the absence of local standards, the maxima in PPG13 will apply.

Residential amenity

In the present case, the site is on the edge of the Business Park and fairly close to the residential area to the east. However, the land immediately opposite the site to the east is a public open space. The nearest dwellings are bungalows 30m to the north east and new flats 50m to the south east. In addition the units back onto Elm Grove, with all access from Chartwell Road to the west. It is considered that use of some of the 6 units for B8 use is acceptable on this site provided a condition is imposed in respect of working hours, including loading/unloading, to limit the environmental effect.

Parking

12 spaces serve the 398sqm comprised in Units 1 & 2, equating to 1 car space per 33sqm. This is virtually the same as the maximum standard of 1 space per 30sqm for Class B1 'business' use in PPG13. The standard for Class B8 'storage and distribution' use is much lower at only 1 space per 100sqm.

Consequently, the parking provision is ample to serve the proposed B8 use and there is adequate space for delivery lorries to load and unload.

Recommendation

APPROVE for reason that:-

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The proposal would provide an alternative use for these vacant business units and thereby assist in environmental and economic regeneration without.....

Subject to:-

1. C1Ci
2. C10B 8am and 6pm.....8am and 1pm
3. C10Di
4. C10Dii

Planning Officer: Keith Morgan Date: December 2010