Dep 3/4

Development Control – Delegated Officer Report

Application Number: ADC/0053/07 **Recommendation – Temporary permission**

Site: **Terminal 3 Car Park, 12 Cecil Pashley Way, Shoreham Airport**

Proposal: **Temporary portable office building (for 4 years) to east of Terminal building**

The Application

The proposal would be sited 12m east of the listed Terminal building and 5m south of the refurbished prefabricated building used as 'terminal 3'. It would be a single-storey portable building 18m long by 7.8m wide (140sqm) plus a portable toilet (2.4m by 2.3m) attached to its west end.

It would be used for temporary office accommodation and a visitor centre during the refurbishment of the listed Terminal building and the development of the proposed 'Aviation Square' (yet to be submitted).

Consultations and Representations

Environment Agency: No objection.
Lancing PC : No objection.
Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC2, NE1, NE5-6, ERA1, CH3, CH5, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AC4, AB11, AE10, AE12, AT9, AT12
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): R1, R4, E1-3, T4, ENV3-6, ENV10
Revised West Sussex Parking Standards (WSCC 2003 & ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS7 "Sustainable Development in Rural Areas" (ODPM 2004)
PPG13 "Transport" (DTLR 2001)
PPG15 "Planning and the Historic Environment" (DoE 1994)

Planning Assessment

The proposal is for airport-related purposes and lies within the Development Area for the Airport as defined in the Local Plan, thus meeting the requirements of policy AE10.

It is required to enable refurbishment and major development works associated with the regeneration of the airport. These have not yet been applied for. The development of the Aviation Square is a major development raising issues that may be contentious but the refurbishment of the Terminal is necessary to its future preservation and it is only matters of detail rather than principle that are involved..

Owing to its design and relatively poor quality, the proposal would cause some temporary degree of harm to the setting of the listed building, a short distance to the west. Policy AB11 requires design and materials of new buildings not to harm the setting of listed buildings.

However, it is considered that the need for temporary accommodation during the proposed refurbishment of the Terminal building does outweigh the harm.

As in the case of the conversion of the adjacent prefabricated building to terminal 3 (L/219/04), it is considered that a temporary permission should be granted.

Recommendation

APPROVE for the reason:-

Although the proposal would cause some adverse effect on the setting of the listed Terminal Building and consequently does not accord with policies AB11 of the Adur District Local Plan, CH5 of the West Sussex Structure Plan or ENV10 of the Adur Development Plan Submission Core Strategy, the temporary need for the accommodation during refurbishment of the Terminal Building is considered to be a determining factor, having regard to the importance of the Airport to the local economy as provided for in policies AE10 of the Local Plan, NE5-6 of the Structure Plan and R1 & R4 of the Submission Core Strategy.

Subject to:-

1. C1Di .....ending on 31 March 2011.

R. Permission would not normally be granted under policies AB11 of the Adur District Local Plan, CH5 of the West Sussex Structure Plan or ENV10 of the Adur Development Plan Submission Core Strategy and is only granted as an exception owing to the need for the proposal during the refurbishment of the listed Terminal building.

Case Officer..... Date....27/3/07.....

Head of Planning & Community..... Date....29/3/07.....