Development Management - Delegated Officer Report

Application Number: AWDM/1602/20 Recommendation – Approve

Site: Southwick Football Club, Old Barn Way, Southwick

Proposal: Installation of 5 new portacabins to provide classroom, workshop, toilet, storage and office space; replace existing container with new; subdivision of car park and formation of new access and new security fence and gates 2.4m high

Date of site visit: Seen previously and assessed using Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the car park at Southwick FC, off Old Barn Way. The site is leased by the Council to Saferide, a motorcycle rider training centre and the car park is shared with the football club. The application is seeking permission for the following:

- Erect a 2.4m high security steel fence to sub divide the car park, with two thirds of the space allocated to Saferide
- Install 5 new Portacabins containing classroom, workshop, toilet, storage and office space
- Replace one of the existing containers, currently in poor (non watertight) condition, with a new unit
- Resurface the section of the inner car park allocated
- Create a new entrance to the inner car park and install security gates lockable by strong methods
- Create a new entrance to the overspill car park
- Remove the old entrance to the overspill car park by means of new fencing

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The site is currently accessed from the existing football club entrance on Old Barn Way, a 'D' classified 30mph road in a residential area. The proposal indicates this entrance will be relocated. As the site access is set back from the main carriageway WSCC consider that visibility is good from this location. It is noticed the area of carriageway in the lay-by is used for parking and this may cause some obstruction to visibility, however as the access is set back from the main roadway, and in a low speed environment no additional measures are required.

WSCC also note there has been 1 recorded incident outside the site in the last 5 years. Further investigation of this reveals this was due to human error, involving a drink driver, and was not in relation to any highway defect.
The site will be used as a motorcycle training centre and therefore the increase in spaces for motorcycles, and a decrease in car parking is acceptable for the proposed use. Whilst most visitors will travel on motorbike. Two spaces will be retained for staff/visitors, but any additional parking associated with the use will be accommodated on-street on, or in the football club car park.

To summarise the proposed changes are not considered to cause any highway safety or capacity issues, and as such WSCC raise no objection.

Adur and Worthing Councils: The **Environmental Health** Officer has no objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises improving facilities for a business within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The site is currently bordered by a low wall and contains two portacabins. The proposal will see the wall removed and replaced with a steel palisade fence, with 5 new portacabins installed. There will be an impact on visual amenity therefore as the new portacabins will be more visible from outside the site then currently.

The portacabins are temporary structures through and can be removed easily once the business ceases. It is therefore considered reasonable to impose a condition requiring their removal on cessation of the use.

The site adjoins the clubhouse and football ground of Southwick FC as well as the car park of Southwick Leisure Centre. There are houses opposite to the east and to the north, separated by the road and car park, but in the context of the other uses in the area the visual impact is considered to be acceptable.

Residential amenity

The applicant has confirmed that Saferide have been operating at this site for the last 15 years.

He has stated:

"*The specified hours (7am-8pm) are realistic although actual motorcycle training would normally not start until 8am and finish before 6pm. Prior to those times, mainly it would be instructors setting up ready for the students. Although on rare occasions some motorcycle training might commence earlier. After 6 or darkness then most work would be classroom based. i.e. first aid training.*

There is a maximum of 4 students being trained at any one time."

The Council is not aware of any complaints having been received since Saferide have been in operation and the level of activity is relatively low and unlikely to result in harm to residential amenity.

Parking and Access

The new access will be adjacent to the existing access into the football club car park and no highway safety concerns have been raised by WSCC.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Time limit
3. The portacabins hereby approved shall be removed from the site on cessation of the use of the site for motorcycle rider training, unless otherwise agreed in writing by the Local Planning Authority.
4. No external lighting

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

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: 2 December 2020

Authorised by: Gary Peck Date: 3 December 2020