Development Management - Delegated Officer Report

Application Number: AWDM/1282/16 Recommendation – Approve

Site: **Land between 50 Dolphin Road and Middle Road Shoreham-By-Sea**

Proposal: **Extension to existing hardstanding to provide 25 car parking spaces along eastern side of existing access road between 50 Dolphin Road and Middle Road to allow parking and restricted egress onto Middle Road**

Date of site visit: 2 September 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an access road, owned by West Sussex County Council, which runs between the Dolphin Road industrial estate and Middle Road. It runs alongside a playing field to the east, used by Shoreham Academy, and houses in Kingsland Close to the west. The road was formerly in use by Westbourne Motors at 50 Dolphin Road as an emergency access where it was essential to bring a recovered vehicle to the site which was too large to access the site from Dolphin Road.

Planning permission has since been resolved to be granted (subject to a S106) for Higgidy to use the site at 50 Dolphin Road for the manufacture and distribution of pies (AWDM/1880/15).

The applicants (Higgidy) wish to use the access road for the parking of 25 cars and as an 'out only' access road for employees of Higgidy from their existing and proposed premises in Dolphin Road. It is proposed to display signage to make it clear that the road shall only be used for access between 0800hours and 1900hours and that no HGVs shall use the road.

The road is 180m long and 4.5m wide and the hard surface is to be increased in width by 1.1m on the east side of the road up to the existing mesh fence on the boundary with the playing field to enable the 25 parking spaces to be provided. No works are proposed on the west side of the road where there is currently a grass verge and a number of trees and shrubs.

Relevant site history

AWDM/1880/15 - Demolition of existing building and construction of new commercial building providing circa 2,450 sqm of B2 (general industrial) floorspace and circa 1,000 sqm of B1a (office) floorspace within a 3 storey building, with associated parking, plant room and landscaping.

SU/215/01/TP - Change of Use to Vehicle Workshops with Ancillary Office Use & Vehicle Storage (For Rescue & Recovery Service)

Consultations

West Sussex County Council – The **Highway** Officer has no highway safety or capacity concerns with this application; it is expected to alleviate some congestion along Dolphin Road and as such would be considered an improvement.

Matters of trip generation and highway impact were assessed under application AWDM/1880/15, it concluded that the application would not give rise to an impact on the local highway network that could be considered severe.

The agreed use of the private roadway by the previous site occupier is a material planning consideration. The LHA would not expect the above proposal to give rise to any significant intensification above and beyond its previous use, including its junction with Middle Road where the private road joins the adopted highway network.

Visibility from the private roadway when exiting onto Middle Road, is well in excess of 43m in each direction, exceeding standards in line with stopping sight distances in Manual for Streets (MfS) for a road with a 30mph speed limit.

Adur District Council – The **Environmental Health** Officer has no adverse comments

Southern Water – Water mains and combined sewer in the access of the site. Recommend condition requiring developer to protect and divert the public sewers.

Representations

1 letter received from the occupier of 149 Middle Road stating that he is broadly in favour of the application provided the access times are adhered to and there is no access for HGVs.

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal will ease congestion on the existing site occupied by Higgidy and is considered to have economic benefits in that it will enable Higgidy to remain in Shoreham and implement their permission to redevelop 50 Dolphin Road.

Visual amenity

The proposal will have little visual impact due to it involving only a small increase in the width of the existing road. Parked cars will have some impact but they will be set back from Middle Road and will not be obvious in the street scene.

Residential amenity

The use of the road for parking and access will have some impact on residential amenity, introducing a regular use of a road which has otherwise been only intermittently used.

However, the affected dwellings are generally ‘side-on’ to the road or set back sufficiently to not suffer from harmful vehicular noise. The existing tree and shrub screen is to remain along the boundary with the dwellings.

Vehicular use of the road is to be limited to between the hours of 8am and 7pm thereby avoiding any potential late night disturbance to residents. Use will be by Higgidy staff only and will be one-way (exit only) with no HGV use.

It is not considered therefore that the proposal will result in harm to residential amenity.

Parking and Access

There is no highway safety or capacity concerns with the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The WSCC owned roadway shall not be used until the widening of the roadway and car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
4. Signage to be displayed in accordance with approved plans at all times and provided prior to first use
5. Road only to be used as an exit from Dolphin Road by staff and visitors at Higgidy between the hours of 8am and 7pm every day, unless required in an emergency. There shall be no use of the road by HGVs at any time.

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

1. 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.

2. Southern Water

3. You should be aware that a public sewer and water apparatus run under the site and measures to protect and/or divert the sewer and apparatus may be necessary. You are therefore advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk before commencing the development.

Case Officer: Peter Barnett Date: 3 October 2016

Authorised by: Gary Peck Date: 3 October 2016