Development Management - Delegated Officer Report

Application Number: AWDM/0241/15 Recommendation – Approve

Site: Ricardo Consulting Engineers Ltd, Old Shoreham Road Lancing, Shoreham-By-Sea, West Sussex, BN43 5FG

Proposal: Erection of single storey museum and display building to replace existing temporary workshop building

Date of site visit: 5 March 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 6.3ha site occupied by Ricardo UK Ltd, an engineering development and testing firm. The company would like to construct a permanent display space for their products, as part of their centenary celebrations. The proposed building will be located in the North-West part of the site, adjacent to the main staff car park to the south and the A27 to the north. It will replace an existing workshop building which has only temporary permission.

The proposed building will have a floor area of approximately 325sqm and will have a parapet height of 6m concealing a dual pitched roof behind. It will measure 20.5m long and 18.3m wide and will be finished in composite panel cladding to match other new buildings on the site. It will used to display vehicles and other engineering products and will be a focal point for client and customer tours. The building will have a smaller element on its eastern end, 4.5m high, 6.8m long and 13.3m wide, which will accommodate storage, toilets, refreshments and plant.

Relevant site history

Numerous applications for buildings on the site

Consultations

West Sussex County Council: The ***Highway*** Officer has no objection**.** There will be no increase in movements as a result of the new museum and display building, and as such no increase in car parking required.

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

Environment Agency: No objection

Lancing Parish Council: No objections

South Downs National Park: In the context of the industrial complex within which the new industrial building would be located, and the A27 trunk road in-between, it is not considered that the new building would be detrimental to the setting of the South Downs National Park. However, it would be appropriate to avoid or minimise any external lighting proposed to help keep light spill/glow into the National Park, to a minimum.

Highways Agency: No objection

Shoreham Airport: No comments received

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AC1, AC4, AE18, AB25
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is outside the defined built-up area in the Local Plan and within the strategic gap of countryside separating Shoreham from Lancing. It is not within the South Downs National Park boundary.

As a major employment site within the District, the site is subject to a specific policy AE18 of the Local Plan. This states:-

"In respect of the land shown subject to this policy on the Proposals Map, the DPA will permit business or industrial development as an exception to policies AC1, AC2 & AC4 if it is demonstrated to the satisfaction of the DPA that:-
1. the development is essential to the economic viability of the occupier of the entire site;
2. the proposal does not conflict with the requirements for safeguarding the runway flightpath at Shoreham Airport;
3. the development is of a design and construction appropriate to the locality and is unobtrusive in the landscape, and
4. on-site car parking arrangements and access to the public highway are acceptable under policy AT12."

The Local Plan recognises that Ricardo plays an important part in the local economy, being a significant source of employment, and that this is a factor in considering planning applications notwithstanding the location in an area where development would normally be resisted.

While the proposed building is not required for operational reasons, it will be an important facility complementing their engineering and development function. Client and customer visits are an important part of the overall business and there is currently only limited space in the main reception area

for display. It is considered that there is sufficient justification to allow the building in principle.

Visual amenity

The site is a large established industrial complex of major importance to the local economy. The site benefits from being on ground which is at a lower level than both the A27 to the north and the Old Shoreham Road to the south. From the south the building will be seen in views across the large Ricardo car park. An existing conifer tree screen on the northern edge of the car park is to be removed which will make it a more prominent building than the existing screened workshop. However, it will be smaller in both height and footprint than the existing workshop building and it will be finished in better quality materials. It is also well screened from the A27 by a line of trees and shrubs. Consequently, it is not prominent in wider views or from the National Park to the north, and will not result in harm to the visual amenities of the locality.

Residential amenity

There are no residential properties in close proximity to this site.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. External materials as specified
3. No lighting without approval
4. Contamination
5. Contamination
6. FRA
7. Approved plans

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: 27 March 2015

Authorised by: Gary Peck Date: 1 April 2015