Development Management - Delegated Officer Report

Application Number: AWDM/0306/15 **Recommendation – Temporary permission**

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

Proposal: **Retention of portable temporary buildings (renewal of permission ADC/0481/09)**

Date of site visit: 5 March 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a 6.3ha site occupied by Ricardo UK Ltd, an engineering development and testing firm. The site is triangular in shape and is bounded by the A27 to the north, the River Adur to the east and Shoreham Airport to the south.

Various portacabins have been permitted on the site between 1997 and 2001 with temporary consent renewed in 2004. Since then, a number of the portacabins have been removed, including a large number on the southern boundary of the site where a new assembly building is to be constructed (approved last year under reference ADC/0396/09).

The remaining portacabins number four in total and are mainly concentrated in the north west corner of the site, adjacent to the A27, with one in the centre of the site.

Relevant site history

L/214/04 - Retention of Portable Temporary Buildings (Renewal of L/163/97, 82/98, 83/98, 119/98, & 10/01)

ADC/0481/09 - Retention of portable temporary buildings (renewal of L/214/04)

Consultations

Lancing Parish Council: No objections

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AC1, AE18
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.

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.

Residential amenity

There are no residential properties in close proximity to this site

Visual amenity

The site is a large established industrial complex of major importance to the local economy. The portacabins have a minimal effect on the overall appearance of the site or the wider area and are not visible from outside of the site. The applicant did intend to remove the buildings but they are still required in connection with the use of the site. Repeatedly renewing temporary planning permissions is not normally considered to be acceptable although various portacabins around the site have received permission and subsequent renewal since 1997 or earlier.

The applicant has confirmed that the portacabins are used as general office space, storage or for accommodating client engineers as project offices. They are expected to be required on site until 2025.

It is considered that the retention of the portacabins is justified in business terms and a further 10 year temporary consent is considered to be reasonable.

Recommendation

APPROVE

Subject to Conditions:-

1. 10 year temporary
2. 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