WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	15 October 2019
LOCATION:	Ingleside Garage, Ingleside Road, Lancing, BN15 8EL
SUBJECT:	AWDM/1490/19 Change of use from B2 (General Industrial) to mixed use B2 and MOT testing. (Re-submission of AWDM/1168/18).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the change of use from B2 (general industrial) to used B2 and MOT testing. This application is a re-submission of AWDM/1168/18 to which no highways safety concerns were raised. The application was withdrawn by the applicant and an application for a Certificate of Lawful Use was submitted to the LPA under ref: AWDM/0271/19 to establish the lawful use of the site for B2 use and use of the parking area to the west for B8 use for parking and storage of motor vehicles in connection with the garage use. The application was approved by the LPA.

It appears from the site history that the site operated as an MOT testing centre until 1995, when this use ceased, although the site was in continual use as a vehicle service/repair garage. The use of the land to the west of Ingleside Road has been established as part of this site for the B8 storage use of vehicles waiting servicing/repair or collection for scrap.

In principle, the LHA would not raise any highway safety concerns to this application, given the established history of the site. However, the LHA require clarification as to whether the recently approved B8 vehicle storage area will be utilised as parking provision for the garage and MOT use of the site. If so, should this be included within the red edge?

Nicola Fry
West Sussex County Council – Planning Services