Expires 10/12/07.

Development Control – Delegated Officer Report

Application Number: ADC/0622/07 **Recommendation – Permit Application**

Site: **Tesco Holmbush Centre Upper Shoreham Road Shoreham-by-Sea**

Proposal: **Replacement of existing recycling units with a single Tomra recycling unit together with associated enabling works**

The Application

The application site is the recycling lay-by off the access road to the petrol filling station at the Holmbush Centre, Shoreham. This proposal seeks to replace the existing recycling units with a single TOMRA recycling unit. The unit is designed to sort and contain far more recyclable goods than conventional recycling bins; each unit will contain the equivalent of 50 ordinary bottle banks when full. The unit will be 18 metres in width, 1.3 metres in depth and 3.6 metres in height and sited at the rear of the lay-by to allow for maximum hardstanding frontage. It will be coloured green and grey to match traditional recycling colours. Two additional charity bins will be located to the west.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No Objection.
WSCC- Highways & Transport	No Objection.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, ERA8
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1

Planning Assessment

Policies
Structure Plan policy ERA8 requires the maximisation of material recovery, including recycling, within the district. It requests that a sufficient number of waste facilities are located in suitable locations to meet identified needs and that they provide the most benefit or least damage to the environment.

Visual Amenity
The TOMRA unit will replace the existing separate bins and will be sited at the rear of the lay-by. There is sufficient planting to disguise the unit from the Holmbush roundabout to the south whilst it will be coloured in green and grey to attract custom. It will not impact on any residential units, the nearest of which are well over 100 metres away across a busy main road.

Access and Parking
The lay-by is sufficient to hold a number of vehicles who stop off to recycle their goods. As the unit is capable of holding many times more recycled goods than is current, and is remotely monitored as to its capacity, it will need emptying on far fewer occasions. This will serve to avoid frequent HGV's parking to serve the facility. Highways raise No Objection.

Recommendation

APPROVE for reason that :-

1PPii: '...policies of the ADLP (AG1) and the WSSP (LOC1, ERA8)'

Subject to:

1. C1Ci
2. C9N: remove '...AT12 of the ADLP and...'

Case Officer:.....

Date:.....6/12/07