Expiry Date:

Development Management – Delegated Officer Report

Application Number: AWDM/0797/25 **Recommendation – APPROVE**

Site: **Co Operative Retail Services, 8-16 Southwick Square, Southwick, BN42 4FJ**

Proposal: **New plant to replace existing on flat roof within new steel cage. New steel security doors. Brick up old openings in external walls. New ventilation. New external LED lighting to replace existing. New parcel lockers. ATM relocated. New di-bond panels to shop front. New roller shutter. New hatch and CAT ladder on flat roof.**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The co-op retail shop is a ground floor unit(s) within a parade of shops in Southwick Square; it is set back from the road to the front. The nearest residential properties to the store and plant are the first and second floor dwellings above the parade of shops. These are set back from the rear elevation of the store.

The store directly abuts an access road which leads to a parking area and the access serves the other commercial uses adjoining the co-op and the first and second floor residential dwellings

The rear of houses in Southdown Road are around 38m from the plant proposed.

The hours of opening are shown on the forms to be:-

- Monday through Saturday: 07.00 – 22.00
- Sunday: 10.00 – 16.00

Proposal

The application proposes the following:-

- New plant to replace existing on flat roof with new steel cage;
- New steel security doors;
- Brick up old openings in external walls;

- New ventilation;
- New and replacement external LED lighting;
- New parcel lockers;
- New di-bond panels to shop front;
- New roller shutter;
- New hatch and CAT ladder on flat roof
- Security lighting

Relevant Planning History:

Various applications, including condensers and air extractors.

Consultations:

Environmental Health Public Health:

No further concerns regarding the external lighting to the rear of the property.

Recommend conditions for works of construction or demolition, including the use of plant and machinery and an impact assessment of the noise from the proposed plant and machinery on nearby residential properties has been completed and submitted to the LPA;

No illuminated signage shall be operated on the premises except between the hours of use.

Further response from Environmental Health Public Health:

With regard to the Plant Noise Impact Assessment (Ref: 93078, dated 27.05.2025) submitted in support of this application. The report includes a BS 4142:2014 noise impact assessment. The assessment concludes that noise from the proposed plant will not have an adverse impact on nearby residential receptor. Am satisfied that the report demonstrates the noise from the proposed plant and machinery will not adversely impact nearby residential amenity.

"Following installation of the plant and machinery, the subject of this application, a test to demonstrate compliance with the criteria listed in Section 5.15 of the Plant Noise Impact Assessment (Ref: 93078, dated 27.05.2025). shall be undertaken before the use commences. Should the test show the criteria have not been achieved, further mitigation methods shall be implemented in order to achieve the criteria. All plant and machinery shall thereafter be maintained in accordance with manufacturers guidance and any future plant and machinery shall also meet the specified levels within the approved scheme.

Reason: To ensure the plant achieves the levels predicted within the noise impact assessment."

Representations: None received

Expiry Date:

Relevant Planning Policies

Adur Local Plan Policies 1, 15, 34
National Planning Policy Framework 2024

Planning Assessment

There is no objection to the principle to the proposed works, subject to consideration of the impacts on visual and neighbour amenity in the area.

New Plant

The replacement plant is to comprise a refrigeration gas cooler and four air conditioning (AC) units. A refrigeration compressor pack will be installed internally (and is excluded from the noise assessment).

The replacement plant is to be installed on part of the flat roof of a single storey rear section (north) of the building, with a replacement cage around the plant area. The existing plant and cage will be replaced and should also tidy up the area.

The AC units will operate only during the daytime; the refrigeration plant will operate at all times but may run at reduced duty at night when the store is closed, and cooling demands are lower.

The plant will be set on the flat roof and positioned behind the new steel cage which is shown to be the same height as the wall to each side of it.

New steel security doors

The rear elevation of the flat roof area will have new ABC steel security doors for goods in and also a new steel security door for staff. Both will replace the existing doors and will be a Traffic Grey colour. There will also be a new ABC steel security door on the front elevation to the right of the new parcel services locker unit.

New ventilation

The ventilation extraction grills will be located within the existing walls.

New external LED lighting

The application states that the new lighting will replace existing lighting.

The new lighting will be on the upper section of the rear elevation around the plant and is intended only to be used during maintenance of the plant, and will not be on at all times, just task lighting. The Env. Health have no concerns regarding the lighting to the rear.

New parcel lockers

A new parcel locker will be positioned at the front of the site at the supermarket frontage. The parcel locker will have 4no. bollards positioned 1.2m from its frontage for security reasons.

Brick up old openings

This relates to the rear of the building where items such as the former windows will be bricked up.

ATM relocated

The ATM at the front of the store will be moved from the right hand side of the entrance doors to the left hand side.

News di-bond panels to shop front

This relates to decorative items to the shop front columns and stallriser.

New roller shutter

The roller shutter door will be positioned to the right of the parcel locker and will be the same colour as the doors at the back namely Traffic Grey.

New hatch and CAT ladder

The new hatch will be positioned on the flat roof at the rear of the building, and the CAT ladder will be an internal ladder leading down from the new hatch.

Residential & Visual Amenity:

In the main, the application proposes to update existing items on the retail unit. Historically there have been issues with the noise from the plant onto neighbouring residential properties. However Environmental Health are satisfied with the evidence submitted with regard to the new replacement plant, and have recommended conditions relating to the plant should any permission be forthcoming.

It should be noted that the requirement of the Environmental Health regarding illumination of signage hours cannot be conditioned on this planning application as advertisements are covered by different legislation namely the advertisement regulations, and in any case, there are no advertisements proposed by this application.

The lighting within this application is for general replacement but there are some new task lighting i.e. they are positioned around the plant to be used when

maintenance takes place. Env. Health have raised no objections to the new lighting.

It is not considered that the works proposed under this application will have any material impact or result in unacceptable harm onto the existing residential or visual amenities of neighbouring residential properties or the character of the locality in general.

Recommendation

APPROVE subject to Conditions:-

1. Approve Plans
2. Standard time limit
3. Noise impact
4. Rear lighting to be used only during maintenance of plant

Informative

1 Approved following revision

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

Case Officer: Eve Hearsey Date: 10.10.2025

Authorised by: Peter Barnett Date: 13 October 2025