Development Management - Delegated Officer Report

Application Number: AWDM/1335/19 Recommendation – Approve

Site: 65 Chartwell Road, Lancing Business Park, Lancing

Proposal: Construction of single storey metal clad building attached to existing outbuilding plus alterations to existing outbuilding to part clad to match proposed new building (retrospective).

Date of site visit: 12 September 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a site within the Lancing Business Park which is used for vehicle auctions. Work has commenced on site on the construction of a metal framed building to be used for the appraisal and photographing of vehicles. It is being constructed immediately to the east of an existing, smaller building and is effectively an extension of that building.

It will be taller than the existing building, measuring 5.3m high to the ridge, 12m wide and 35m long. It is to be clad in goosewing grey metal cladding, as is the existing building. Roller shutter doors are proposed for the west and south elevations.

The site is located at the north end of the Lancing Business Park and the building is on the northern boundary, opposite residential dwellings in Burrell Avenue/Elm Grove to the east. A larger industrial building, Aspect House, sits immediately to the north.

Relevant Planning History

Various

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The site is currently served by two accesses, one on Chartwell Road and one on Spencer Road. No alterations to the existing accesses are proposed. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest the existing arrangement is operating unsafely or that the proposal would exacerbate an existing safety concern.

The site currently benefits from approximately 265 on-site car parking spaces. An additional 420 sqm of B1c floor space is proposed for the site. WSCC Car Parking Standards for B1 use classes is 1 parking space per 30 sqm of floor

space. Therefore the proposed extension would create a demand for an additional 14 car parking spaces. There appears to be sufficient space within the site to accommodate the additional demand for parking.

WSCC local mapping suggests that the proposal will not result in a loss of on-site parking spaces. There appears to be sufficient space for vehicles to turn on-site and exit in a forward gear.

WSCC Cycle Parking Standards require 1 cycle space per 150 sqm of floor space for staff and 1 per 500 sqm for visitors. Consequently, cycle parking provision for 7 cycles would be required for a site of this size. The inclusion of secure and covered cycle parking helps promotes the use of sustainable alternative modes of transport to the private car.

The site is situated in a sustainable location within a 10 minute walk from Lancing Train Station and local bus services. Bus stops at the Train Station offer regular connections between Durringtonand Lancing as well as hourly services to Arundel and Shoreham. Bus stops on South Street offer hourly services to Salvington, Tarring and South Lancing.

Adur and Worthing Councils: The **Environmental Health** Officer advises that, as this construction is on a historical contaminated land area, a full contaminated land condition will be required.

Subsequent comments: I suggest that the developers do the phase 1 part of the condition to identify any risks. It may be that it's such low risk, it doesn't require any intrusive testing.

Lancing Parish Council: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 25
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises improving the existing business stock located within an industrial estate and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the site and its surroundings.

Visual amenity

The building is large but it will be viewed with the larger industrial building behind and will not be unduly obtrusive as a result. It is also positioned some distance back from Elm Grove.

Residential amenity

The building will be approximately 35m from the rear of flats in Elm Grove and, while visible from those flats, it should not cause any loss of light or outlook, particularly as Aspect House to the north is closer.

Activity inside the building will be limited to assessment and photography of vehicles and should not therefore result in noise disturbance. This can be controlled by condition.

Contaminated Land

The EHO has recommended that a condition is imposed to require a contaminated land assessment before development commences. In this case, development had commenced at the time of the officer's site inspection and a precautionary condition will suffice.

Parking and access

The proposal is to provide a building for appraising and photographing vehicles prior to auction and no change to car parking is proposed as the proposal is not anticipated to significantly increase parking demand or vehicular activity at the site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials
3. Use restricted to assessment and photography of vehicles
4. Contaminated land

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: 11October 2019

Authorised by: Gary Peck Date: 11 October 2019