expires 18/8
Chairman to sign

Development Control – Delegated Officer Report

Application Number: ADC/0325/08 **Recommendation - Application Permitted**

Site: **Unit 3 Wayside Commerce Way Sompting Lancing**

Proposal: **Change of use from Class B1 business to motor servicing and repairs with MOT testing (Class B2)**

The Application

The site forms one of 9 light industrial (Class B1) units which were formed in 1987 by subdividing an existing factory unit (L/209/86). The unit in question was formerly in use as a printworks with a floor area of 190sqm. It is proposed to change the use to a car servicing, repairs and MOT testing centre (Class B2). No body repairs will be carried out.

The unit will consist of the main MOT/workshop area which is served by a roller shutter door on the south elevation of the unit, reached via an access road that runs along the back of the unit. There will also be ancillary offices and staff facilities. Customers will access the unit from its front, facing Commerce Way. There are 2 spaces allocated for MOT parking immediately in front of the building, with 5 further spaces to be provided within a larger parking area shared with the other units.

The proposed hours of use are 07.30am to 07.30pm Monday to Friday and 09.00am to 01.00pm on Saturdays.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The Transport Planning Officer has no objection

Adur District Council – The Environmental Health Officer has no objection subject to limiting the hours of operation during the week to 08.00am to 06.00pm.

Environment Agency – No objections
Lancing Parish Council – No comments received.

Third Parties

2 letters of objection received from the occupiers of Unit 4 Wayside and Amerang, Commerce Way stating that adjoining offices would be affected by

noise and smell from the motor trade; there is a lack of parking in the area; increased traffic; inappropriate use in the area

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, NE5, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AE2, AE4
PPG4 'Industrial and Commercial Development and Small Firms' (DoE 1992)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy NE5 supports employment provision and seeks to retain existing premises for continued employment use.

The site is allocated in the Adur District Local Plan as an employment area and policy AE2 supports business and industrial development falling within Classes B1 and B2 within such areas, except where development is in close proximity to residential development where uses will be restricted to B1 only.

Amenity

The site is located within an industrial area and is not close to residential dwellings. The proposed use will involve vehicle repairs and servicing but will not include bodywork repairs, such as panel beating, which does occur at Unit 9 at the end of the access road. All work will be carried out within the building which will help to reduce any noise, although the door is likely to be open. The premises were previously occupied by a printing firm which is likely to have resulted in some noise. There is a mix of industrial uses close by and it is not considered that this particular use would be inappropriate in this location.

It is not considered that the use will generate significant amounts of noise or fumes and it should not have a significant impact on the occupiers of the adjoining industrial units and offices. Amerang to the south is offset to the east of the site and none of their windows will directly face the working area of unit 3. Unit 4 is to the north, behind the site, and should not be affected by the proposed use. No objection has been raised by the Council's Environmental Health Officer.

Access and Parking

Concerns have been expressed regarding the additional traffic generated by the proposed use on the site and the impact that this will have on adjoining premises. However, no objections have been expressed by WSCC and it is considered that it would be difficult to support a reason for refusal based on highway grounds. Adequate parking will be provided in front (east) of the unit to which customers will be directed to park their cars prior to testing and repairs. Staff will then drive the cars into the unit themselves via the access road to the south of the unit. No cars will need to be parked on the access road and it is not considered that the use will have any significant impact on other users of the road or the car park opposite.

Recommendation

APPROVE for reason that :-

2PPii

Subject to

1. C1Ci
2. C16Ai (amended) The premises shall be used as an MOT testing station and for vehicle servicing and repairs only (excluding body work repairs) and for no other purpose including any other purpose in Class B2 of the Schedule of the Town and Country Planning (Use Classes) Order 2005 or any subsequent amendment to this Order.
   Reason – In the interests of amenity and to comply with policy AE2 of the Adur District Local Plan and policy DEV1 of the West Sussex Structure Plan
3. C10B (amended) 8.00 am to 6.00 pm on Mondays to Fridays inclusive and 08.00am to 1.00pm on Saturdays

Case Officer..... Date..11/8/08

Planning Services Manager.... Date..11/8/08..

DC Committee Chairman...A.T.Mills Date..18/08/08.