Development Management - Delegated Officer Report

Application Number: AWDM/1249/16 & AWDM/1250/16

Recommendation – No objection to further temporary period

Site: **Kingston Railway Wharf, 27 - 29 Brighton Road Shoreham-By-Sea**

Proposal: **1. West Sussex County Council Regulation 3 Application (Mineral) (ref: WSCC/049/16/SU) for consultation only for variation of condition 2 of planning permission WSCC/073/14/SU to allow the use of the site in connection with the adjacent aggregate bagging operation until 15 October 2018 (Kingston Railway Wharf West)**

2. West Sussex County Council Regulation 3 Application (Mineral) (ref: WSCC/048/16/SU) for consultation only for variation of conditions 1 and 2 of planning permission WSCC/061/11/SU to extend temporary use of the site until 15 October 2018 (Kingston Railway Wharf East).

Date of site visit: Seen previously

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The applications, submitted by Day Group Ltd on land owned by the Shoreham Port Authority (SPA), constitute 'County Matters' and therefore the decisions are made by WSCC and not this Council.

The two sites adjoin each other on the A259 and temporary permission has been granted for the use of the sites for bagging aggregate, ceasing on 29 September 2016.

These applications are seeking a 2 year extension of the temporary consents to expire 15 October 2018.

Relevant site history

As above

Consultations

Under the relevant Regulations, all consultations and publicity are carried out by WSCC.

Adur and Worthing Councils: The EHO has no objection

Relevant Planning Policies

West Sussex Minerals Local Plan 2003 (WSCC) (saved policies): 40
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE7-9, AT4, AT10
Shoreham Port Masterplan (2010)
Interim Planning Guidance for Shoreham Harbour (2011)
Western Harbour Arm Development Brief (2013)
Shoreham Joint Action Area Plan (2014)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The development forming the subject of the present applications is clearly at odds with the type of mixed use largely residential type of development identified in the Harbour Development Brief. However, it is an existing business and so the principle has already been established.

It is recognised that the redevelopment of the area is not a short-term process and that this site and the adjoining ones are unlikely to be suitable for any potential “quick wins”.

The present applicants are seeking to renew permission for a further 2 years, expiring in October 2018. It has to be recognised that actual redevelopment proposals may take a while to achieve and, on balance, the extension of the existing business operations for a further 2 years is considered to be reasonable in the circumstances.

Visual amenity

The visual impact has been previously considered and has been found to be acceptable.

Residential amenity

The site has operated without complaints and the EHO has no objection to the renewal. The operations are subject to dust and noise management schemes, plus controls over hours of operation and the movement of HGVs.

Recommendation

No objection is raised to a renewal of the temporary permission for a further 2 years

Case Officer: Peter Barnett Date: 7 September 2016

Authorised by: Gary Peck Date: 7 September 2016