Development Management - Delegated Officer Report

Application Number: AWDM/0214/19 Recommendation – Approve

Site: 8 Commerce Way, Lancing Business Park, Sompting

Proposal: Part demolition of existing light industrial unit and construction of six new light industrial units (use classes B1, B2 and B8) with car parking and delivery areas

Date of site visit: 1 March 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an industrial unit of 1365sqm floor area at the north end of Commerce Way adjacent to the railway line. There is a yard at the western end of the site which is currently used for the storage of containers. The western half of the unit is to be demolished (438sqm) and the yard cleared to enable the construction of 6no. new commercial units (Classes B1, B2 or B8) totalling 846sqm. Each unit will have a ground floor area of 94sqm with a mezzanine at first floor of 47sqm (total 141sqm).

The units will form a single block positioned adjacent to the railway line. The building will measure 40m long, 16m wide and 7.3m high with a shallow pitched roof. Each unit is to have an up and over metal door (leaf green colour) at the front, plus first floor windows and rooflights to the front and rear. The building is to be finished in Willow Green coloured metal cladding with an area of facing brickwork at ground floor between the doors.

19 parking spaces are proposed at the front of the site which includes 2 disability spaces.

The site is served by a narrow access road off Commerce Way.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highway Officer** has no highway objection. The updated plan shows the proposed development divided into 6 units of 141sqm each. WSCC parking standards suggest at worst case (B8) would require 4 spaces per unit, however 17 for all units (avg 3 per unit) would be acceptable given their small size. Parking (20 spaces) for the existing unit is below standard, however the site appears to be operating safely and therefore it can be argued that the proposed development will not have an impact on existing. It is a constrained site and there is likely to be some HGV movements which will require manoeuvring within the public

highway, however given the location is a cul de sac with low speeds and ample space within the highway this is unlikely to cause any significant highway safety issues.

Adur and Worthing Councils: The **Planning Policy** Officer supports the application in principle. Policy 4 of the Adur Local Plan 2017 supports the provision of employment floorspace in the area through redevelopment, intensification, etc

The **Environmental Health** Officer has no objection. Precautionary contaminated land condition requested.

Sompting Parish Council: Support

Network Rail: Not received

Lancing Business Park: In December 2018, Lancing Business Park had a 98.5% total floorspace occupation rate and in the 1st quarter of 2019 very few units have become available on the business park.

Demand is still strong as demonstrated by Unit 1, 14 Peter Road, which was leased in March 2019 on the same day the unit become available.

Lancing Business Park BID therefore welcomes the regeneration of 8 Commerce Way with the development of 6 new industrial units, totalling 846sqm of modern industrial floorspace and associated onsite parking.

Lancing Business Park BID therefore supports this application to provide additional modern industrial floor space, for new and existing businesses on Lancing Business Park.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 4, 9, 15, 25
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal involves the construction of new, modern industrial units within a protected business area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers, the effect on the character and appearance of the site and its surroundings and parking and access.

Visual amenity

The existing unit has a central two storey pitched-roof brick built structure with a flat roofed single storey addition to the front (south) and two storey flat roofed extension on the west side. It is the western part of the unit, including the flat roofed extensions, which is to be demolished to make way for the new units.

The proposed building will be a more modern addition to the area and will present a neater appearance than the current irregular shaped building with its various extensions and roof forms. The new building will be set back from the front of the site and will not be widely visible.

The proposed form, scale and use of materials are considered to be acceptable. Samples of the cladding can be submitted prior to construction and this can secured by condition.

Residential amenity

The proposal will bring built form closer to the dwellings on the other side of the railway line to the north. However, the nearest dwellings will be at least 40m away and will not be adversely affected in terms of light loss or loss of outlook. The first floor windows could allow views towards the nearest dwellings but at the distances involved it is not considered necessary to require them to be obscure glazed in order to protect privacy.

Parking and access

The plans show 17 car parking spaces plus 2 disabled user spaces located at the front of the site. No HGV parking provision is included and the applicants have confirmed that there will be no HGV deliveries to the new units,

WSCC Highways are satisfied with the level of parking provision and have no highway safety concerns.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Contaminated land
4. CMP
5. Materials samples to be submitted
6. Parking and turning
7. Working hours 8am-6pm
8. No external storage
9. Use Class B1, B2, B8

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: 23 April 2019

Authorised by: Jo Morin Date: 23.04.2019