Development Management – Delegated Officer Report

Application Number: **AWDM/0662/19** **Recommendation: APPROVE**

Site: **Former Riverbank Business Centre 39 Old Shoreham Road, Shoreham-By-Sea**

Proposal: **Application for a Non-Material amendment to previously approved AWDM/0935/13. Amendment to achieve an approximate 25m offset from centre of juction/bell mouth to first parking bay.**

Date of Site Visit: **7 May**

Neighbours Checked: N/A but neighbours were consulted on the previously withdrawn application and raised no objection

Additional neighbour notification: N/A

Proposal, Site and Surroundings:

This application seeks a non material minor amendment in order to achieve an approximate 25m offset from centre of juction/bell mouth to first parking bay.

The supporting information states that during the Section 278 agreement process, the Traffic Regulation Order (TRO) team expressed concern about the reduction in parking places along Old Shoreham Road as a result of the requirement to complete the visibility splay and a number of objections were also received from local residents which meant it like that the TRO application would be refused. The TRO team therefore recommended reducing the double yellow lines to 15 metres north of the junction at the entrance of the site and amend the condition accordingly which would result in a revised splay of around 25 metres.

The development is in the process of being implemented.

Planning History:

Outline permission for the site was granted under reference AWDM/0935/13 with reserved matters subsequently approved under reference AWDM/1006/16. A non material amendment application (AWDM/1921/18) relating primarily to fenestration was granted earlier this year.

A previous application (AWDM/0095/19) to remove the relevant condition and containing effectively the same information as submitted under this proposal was withdrawn as such an application would have unnecessarily required the variation of the Section 106 agreement.

Consultations:

West Sussex Highways

Commented on the previously withdrawn application:

West Sussex County Council does not wish to object to the revised proposals in relation to condition 4 of planning permission AWDM/0935/13. The proposed double yellow line parking restrictions detailed on drawing number 12234-HOP-XX-XX-DR-C-HWO1 are deemed acceptable.

Representations:

No comments received

Relevant Planning Policies:

Adur Local Plan: Policies 11, 15 and 28
National Planning Policy Framework (CLG 2019)
Planning Practice Guidance (CLG 2014)

Planning Assessment

The key issue in the determination of the application is the impact upon highway safety.

There has been some concern expressed regarding the exacerbation of existing parking problems during the determination of the respective outline and reserved matters applications and such objections appear to have been carried through into the TRO process. It would appear that the maintenance of much on street parking is to be welcomed therefore and as the Highways Authority has confirmed previously it has no objection to the application, there does not appear to be any justifiable reason to resist the proposal and accordingly it is recommended that permission is granted.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Section 278/38 Agreement Drawing Number 12234-HOP-XX-XX-DR-C-HW01 rev C2 received 18 April 2019
Section 278 Works General Arrangement Layout Drawing Number 12234-HOP-XX-XX-DR-C-HW02 rev C2 received 18 April 2019
Section 278 Works, Road Marking & Signage Drawing Number 12234-HOP-XX-XX-DR-C-HW03 rev C2 received 18 April 2019
Section 278 Works Kerbs, Surfacing & Details Drawing Number 12234-HOP-XX-XX-DR-C-HW04 rev C2 received 18 April 2019
Traffic Regulation Order Alterations To Double Yellow Lining Drawing Number 12234-HOP-XX-XX-DR-C-HW05 rev P2 received 18 April 2019

..... existing planning permission AWDM/1006/16 still stands and that the conditions imposed upon it continue to apply to the development

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

Case Officer: [redacted] Date: 17/5/2019
Authorised by: Date: 20/5/2019