Development Management - Delegated Officer Report

Application Number: **AWDM/0407/16** **Recommendation –** Approve

Site: 30A Cecil Pashley Way, Shoreham (Brighton City) Airport, Lancing

Proposal: Non-material amendment to approved AWDM/0147/15: Amendment – fire exit to south elevation

Date of site visit: 04 April 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a hangar building bordering the south side of the airfield at Shoreham Airport. The site is at the western end of Cecil Pashley Road accessed from a tarmac access road and with parking spaces immediately in front of the building.

The building was originally permitted in 2002 as a hangar/workshop (L/73/02) and condition 2 limited the use to mainly aircraft hangarage and maintenance with alternative use for the storage and distribution of pilots' or aircraft-related supplies (with ancillary offices). In January 2005, permission L/218/04 was granted for the use of the east half of the building for retailing of general aviation, pilot and associated supplies with a condition 2 restricting the use to such purposes and no other purposes within Use Classes A1 (shops) or B8 (storage and distribution). ADC/0496/06 reverted the use of the east half (30A to its originally permitted purpose (under L/73/02).

The current occupier 'Cox Powertrain' uses the building for the design, testing and manufacture of lightweight diesel engines for marine, land and air purposes (Use Class B2). Planning permission AWDM/0147/15 regularised this use and permitted new windows, air conditioning units and a new hardstanding to the west of hanger building to provide parking and turning facilities with steel chain link fencing to the west.

This application proposes a new fire exit door in the south elevation.

Consultations
None relevant

Representations
None received

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AE10, AE12, AE14, AG1, AP7

Proposed Submission Adur Local Plan (ADC 2014): 7, 26
National Planning Policy Framework (CLG 2012)

Planning Assessment

The amendment is limited to the installation of a fire exit and is considered to have limited impact in relation to the approved scheme. It relates to the addition of a door in the south elevation for emergency exit purposes as a result of Building Regulations requirements and in the context of the other windows and doors in the south elevation and the industrial appearance of the building, would not have any significant impact. The applicant has provided an additional plan to detail the effect the fire exit would have on the parking layout. Although, one parking space would be removed, offset against the additional parking permitted as a result of the original planning permission AWDM/0147/15, this is considered acceptable.

Recommendation

APPROVE subject to Conditions:-

The proposed changes shown on Drawing No. 2958C rev A and 2958 G rev A received on 16 March 2016 and removal of one parking space in unnumbered block plans deposited 14 April 2016 are not material and can be substituted for drawing entitled 'Elevations' (South Elevation Ground Floor only) and 'Ground Floor Plan' (ground floor building layout only) deposited 6 May 2015 approved under AWDM/0147/15.

Informative:
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.

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

Case Officer: Rebekah Smith Date: 26 April 2016

Authorised by: Peter Barnett Date: 26 April 2016