Development Management – Delegated Officer Report

Application Number: AWDM/1155/22 Recommendation: Approve

Site: Engine And Plant Store, Shoreham Technical Centre, Old Shoreham Road, Lancing

Proposal: Replace asbestos cladding with modern, insulated metal cladding on storage building.

Date of Site Visit: 6 October 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a 6.3ha site occupied by Ricardo UK Ltd, an engineering development and testing firm. The site is triangular in shape and is bounded by the A27 to the north, the River Adur to the east and Shoreham Airport to the south.

Permission is sought to reclad a storage building which is sorted close to the eastern boundary of the site. It is currently clad in corrugated asbestos cladding and it is proposed to be replaced with grey metal cladding.

Planning History:

Various applications for buildings approved previously

Consultations:

Lancing Parish Council: Supports the application

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 4, 13, 14
National Planning Policy Framework (July 2021)

Planning Assessment

Planning Assessment

Policy 4 supports economic growth and specifically states that “Further economic development at the site to the north of the airport, currently occupied by Ricardo, will be supported subject to other policies in this Plan.”

The site lies within the countryside and Local Green Gap so care must also be taken to ensure that any development is consistent with the aims of those policies (13 and 14).

The building is located within an existing, established engineering site where there are numerous buildings within a large site. It is visible from the Downs Link and other viewpoints along the river so it is important that the colour of the cladding is appropriate. There is a larger building further south with light grey cladding which is generally considered to be rather too light so a darker colour has been sought here.

Dark grey cladding (Merlin Grey) has been agreed with the applicant which is considered to be an acceptable tone.



The building is quite large and prominent but will be seen in context with the other buildings on the site and against a backdrop of trees when viewed from the SE.

The proposal is considered to be acceptable in visual terms.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to be Merlin Grey cladding as per Colorflow colour chart

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 4 November 2022

Authorised by: Gary Peck Date: 7 November 2022