expired

Development Control – Delegated Officer Report

Application Number: ADC/0543/07 Recommendation – APPROVE

Site: 6 Cecil Pashley Way, Shoreham Airport BN43 5FF

Proposal: Extension of car park to provide 30 spaces in total (amendment to L/221/02) (plot 16)

The Application

The proposal is to extend the car park on the east side of the building to provide 25 spaces, giving a total of 30 including the 5 spaces on the west side. This compares with a total of 17 spaces originally approved as part of the proposed office development (L/221/02).

Consultations and Representations

County Transport Planning Services: Comments that there is justification for 35 spaces but as this exceeds maximum standard they must object. Welcomes the provision of secure covered cycle parking and associated facilities (showers, changing) and requests these and a staff travel plan are required by condition.

Lancing Parish Council: No objection.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-2016: LOC1, NE5-6, CH1, ERA1, ERA4-5, DEV1-5
Adur District Local Plan 1993-2006: AG1, AT9, AE10-14
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 "Delivering Sustainable Development" (ODPM 2005)
PPG4 "Industrial and Commercial Development and Small Firms (DoE 1992)
PPG13 "Transport" (DTLR 2001)
Shoreham Airport Planning Statement (ADC 2004)

Planning Assessment

The site lies within the Development Area for the airport and the proposal relates to a proposed two-storey office building (744sqm) permitted in January 2003 (L/221/02)

There are no amenity or landscape objections to the enlargement of the car park. The sole issue is whether the provision of this amount of additional parking is sustainable in the light of current policies in the Structure Plan (DEV4-5) and PPG13.

Applying the adopted parking standard to the proposed floorspace gives 30 car parking spaces as a maximum. WSCC have objected to this number.

As a result the applicant has now reduced the number to comply with the maximum standard. It is considered that this is acceptable in this location given that it is not directly on any bus route.

Recommendation

APPROVE for the reason:-

The proposed additional car parking spaces, resulting in an overall total of 30 spaces, comply with PPG13, policies DEV4-5 of the WSSP and the associated Revised West Sussex Parking Standards and are consistent with providing an appropriate amount of parking space without causing detriment to the environment.

Subject to:-

1. C1Ci
2. C14Ai .....amended plan 01-01 rev.B received on 2 November 2007.... R. ...policies DEV4-5 of the WSSP and PPG13.
3. C8Gii ...until provision of secure covered parking for at least 7 cycles (with associated shower and changing facilities) has .....only for parking cycles incidental....
   R. To encourage sustainable travel and to comply with policies DEV4-5 of the WSSP.
4. The conditions of permission L/221/02/TP shall continue to apply to the proposed development, including condition 4 requiring submission of construction details of the parking areas.
   R. For the avoidance of doubt.

Case Officer.....

Date....5/11/07.....