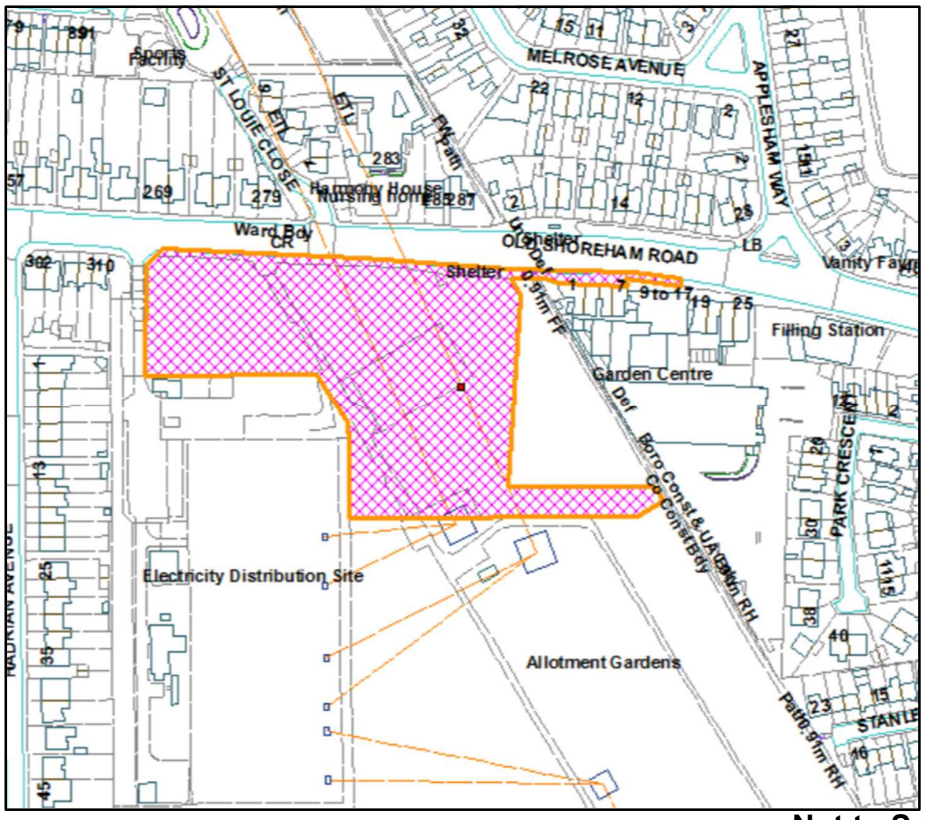
Application Number:	**AWDM/1375/22**	**Recommendation - Approve**
Site:	**Land Opposite 269 To 287 Old Shoreham Road, Southwick (Former Eastbrook Allotments site)**	
Proposal:	**Proposed redevelopment of the former allotment site to create a new purpose built Car Showroom and service centre, with associated sales display space and 103 staff and customer car parking spaces. Formation of new public footpath to connect to existing footpath on east boundary. Application to vary condition 1 (approved plan) of approved AWDM/1032/21 to amend the proposed external cladding colour and alter roller shutter door openings to the rear (western) elevation**	
Applicant:	Tate Bros Limited	Ward: Eastbrook
Agent:	Folkes Architects	
Case Officer:	Peter Barnett	



Not to Scale

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Site and Surroundings

The application site measures approximately 1.28 hectares and is part of the former Eastbrook Allotments site which is now vacant and overgrown. It was previously owned by Brighton and Hove City Council but is now owned by the applicant.

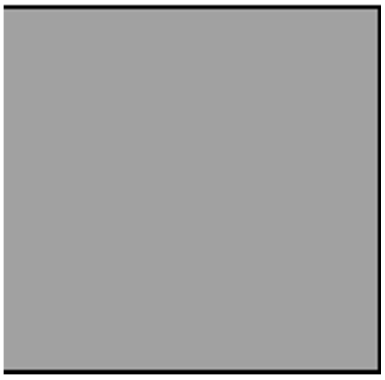
The land is relatively level as a whole, with a very gentle slope from north to south. The site adjoins the A270 Old Shoreham Road to the north where there are houses on the opposite side of the road. To the east there is a public footpath running SE to NW which forms the boundary with Brighton and Hove and East Sussex. On the other side of the footpath is Mayberry Garden Centre. There are allotments which are in use to the south. To the south of the western part of the site is a large electricity substation, with cables feeding into overhead pylons which run across the site and the allotments to the south. A brick structure for housing electrical equipment bounds the western part of the site immediately to the south. Further west there are residential properties along Hadrian Avenue.

Proposal

Planning permission was issued in April 2022 (following a resolution to approve by Members at the November 2021 Planning Committee meeting on completion of a s106 legal agreement) for the redevelopment of the former Eastbrook allotment site to create a new purpose built Car Showroom and service centre (AWDM/1032/21).

This application seeks approval for a change to the proposed external cladding colour and to alter roller shutter door openings to the rear (western) elevation.

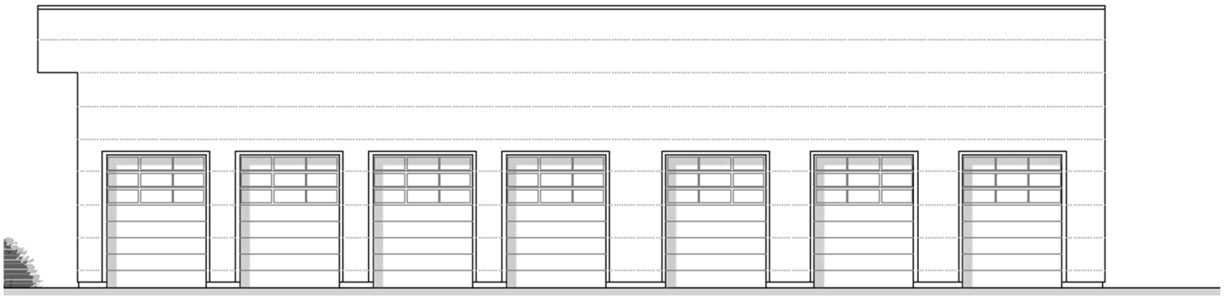
The approved cladding was to be silver.



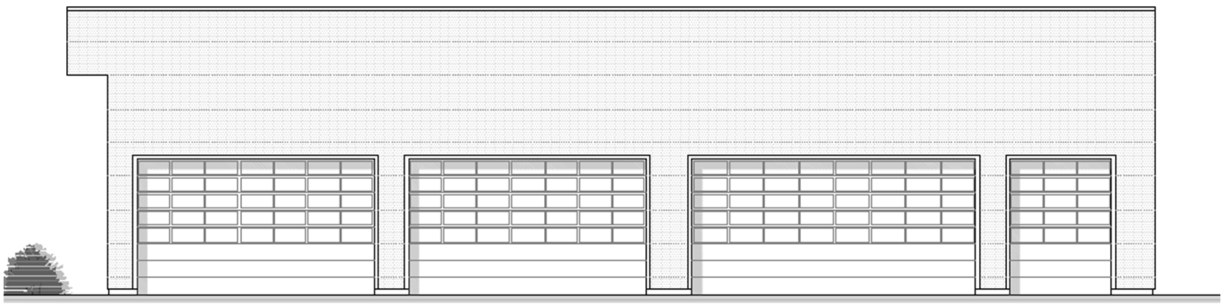
It is now proposed to be black grey. The reason for the change is a corporate one. Stalantis (the car franchise company) controls the branding for the car sales buildings in their group, and they have changed their branding since the scheme was first designed.



The other change relates to the roller shutters on the west elevation. As approved there were 7no. smaller openings proposed as below:



The amendment now shows 3no. larger openings plus 1no. smaller one:



The scheme remains unchanged in all other respects and it is just these two amendments that are for consideration here.

Consultations

None

Representations

1 letter of objection received from the occupier of 267 Upper Shoreham Road:

- This proposal would have a significant impact on a collection of residential properties, many of which have children.
- The increased traffic caused by the Southern Cross Depot is already adding to air and noise pollution.
- The added traffic volumes which will be significantly increased by this proposed over development will greatly increase noise and air pollution to dangerous unacceptable levels.
- It is the duty of the council to protect their tax payers from unnecessary increased health issues.
- Road safety would be compromised with ever increasing number of cars trying to turn left or right into a busy main road.
- There are enough car crashes caused by the Hadrian Ave turn, this will make it even more dangerous - the site is totally unsuited to the garage proposal and should be rejected.

Officer's Response: The traffic impacts of the proposal were considered at the time of the original application and no objection was raised by the Local Highway Authority. An Air Quality Assessment was also submitted which found that the proposed development is not expected to significantly impact local air quality. Mitigation measures to comply with the requirements of the Sussex Air Quality guidance are to be implemented and the Council's Environmental Health Officer was satisfied with the measures, which are required by planning condition.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 4, 12, 15, 18, 19, 27, 28, 29, 30, 31, 34, 36
Eastbrook Allotments Development Brief (ADC 2015)
Sustainable Energy SPD (August 2019)
Planning and Climate Change Checklist (ADC June 2021)
Planning Contributions for Infrastructure Provision (ADC 2013)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate

otherwise.

Planning Assessment

It is not proposed to repeat the original report in full as the only considerations relate to design changes. The principle of the redevelopment has already been agreed.

At the November 2021 Committee, Councillors raised concerns regarding the CGI image which differed from the submitted plans. An improvement in the appearance of the proposed building was requested and this was achieved with the introduction of roof overhangs/projecting canopies to create a shadow line and less of a plain, industrial 'box'.



Original



As Approved

The consideration now is whether the change to a black finish rather than silver would be harmful to the character of the area.

The image below is an example of the cladding colour on a building in Bury St Edmunds:



While it will be darker than the approved silver colour, it is not considered that it necessarily will be harmful to the street scene. A strip of landscaping is proposed along the site frontage which will contain a mix of hedgerow and trees to soften the appearance of the building and site overall when viewed from Old Shoreham Road.

Overall it is considered that the change to the cladding colour is acceptable in this location.

The change to the roller shutter doors will not have a significant visual impact, resulting in fewer, but larger, openings. The western boundary will consist of a 1.8m high acoustic fence which will partly screen the building and it is not considered that any increased visual harm will arise from this proposed change.

Recommendation

Approve, subject to the following conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Construction Management Plan
4. Car parking
5. Cycle parking
6. Travel Plan
7. Precautionary contaminated land
8. Compliance with the AQ Assessment and Emission Mitigation Assessment
9. Hours of construction
10. External lighting
11. The developer must agree with Southern Water, prior to commencement of the development, the measures to be taken to protect the public sewers

12. Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water
13. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity
14. Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.
15. Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity
16. External materials
17. Hard and soft landscaping
18. Boundary treatment
19. Sustainability
20. Noise mitigation in the form of a 1.8m noise barrier along the western boundary. and a barrier around the jetwash station to be provided
21. No development until Ecological Management Plan submitted to include details of reptile translocation and mitigation of impact on badgers
22. Hours of opening
23. Waste provision