Development Management - Delegated Officer Report

Application Number: AWDM/0650/23 Recommendation – Approve

Site: Nautical Training Corps, Riverside, Southwick

Proposal: Proposed 11no. commercial units (Use Class E and B8) in a single two-storey building with external stairwells and infilling of part of the canal to provide vehicle access and turning, with associated cycle storage and landscaping. Application to vary condition 23 of previously approved AWDM/0945/22 to enable merging of two commercial units into one larger unit

Date of site visit: 11 May 2023

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the site of the former Nautical Training Corps building which has been demolished and replaced with commercial units.

Planning permission was granted under AWDM/1000/21 for the construction of a two storey commercial building for a flexible B8 and E(g) use class. This was later amended by AWDM/0945/22 to allow for a modular prefabricated construction rather than a traditional build.

Condition 23 of the permission prevents the merging of the units in order to prevent larger units from being formed which could result in larger vehicles to the detriment of the amenities of the locality.

This application seeks to vary that condition to allow for the merging of two of the units into one larger unit on the first floor. What were shown as Units 10 and 11 are to be merged to form a new Unit 10 of around 83 sqm, representing more than half the commercial floor space on the first floor.

The supporting letter submitted with the application states that the intended occupier is an event management company which wishes to use the space as its HQ office (Class E(g)).

Relevant Planning History

NOTICE/0009/21 - Application to determine if prior approval is required for the proposed demolition of the single storey Nautical Training Corps Building

AWDM/1000/21 - Proposed 11no. commercial units (Use Class E and B8) in a single two-storey building with external stairwells and infilling of part of the canal to provide vehicle access and turning, with associated cycle storage and landscaping.

Consultations

West Sussex County Council: The **Highways Authority** has no objection. Comments that it should be considered how this could affect the whole development and further merging of units.

Adur and Worthing Councils: The Environmental Health Officer has no objection.

Technical Services: Following receipt of further information, they are satisfied that the surface water drainage condition can be discharged

Southern Water: No objections

West Sussex Fire and Rescue: Evidence is required to show the access route meets the requirements of Approved Document B (AD-B) Volume 2 B5 section 15. A fire appliance requires a minimum width of 3.1m through any narrowing or gateway, 3.7m between road edge or curb, capable of supporting 18 Tonne axial weight and a suitable turning facility provided to enable the fire appliance to turn and make their exit, the current access route is more than 115m, 95m more than a fire appliance should need to reverse to make their exit.

Should suitable access or turning facility not be provided the installation of a sprinkler or water mist system complying with BS9251 or BS8458 standard could be used to mitigate insufficient access to the new build property. These systems will either extinguish or suppress a fire sufficiently to enable the attending fire crews to break out additional firefighting equipment to attend the property

ADCAG: Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1,2 ,4, 8, 15, 17, 18, 25, 28, 29, 30, 33, 34, 35, 36
Shoreham Harbour Joint Area Action Plan 2017 Policies CA5, SH1, SH3, SH5, SH6, SH7, SH8, SH9
National Planning Policy Framework (2019)
WSCC Guidance on Parking at New Developments (Sept 2020).
Southwick Conservation Area Character Appraisal and Management Strategy (2009)

Planning Assessment

Principle

The site lies within the Shoreham Harbour Regeneration Area, specifically Character Area 5 (Southwick Waterfront and Fishersgate) as set out in the

Joint Area Action Plan (JAAP) and Policy 8 of the Adur Local Plan. The area priorities include the designation of Southwick Waterfront as a strategic employment area and the comprehensive redevelopment of the area to accommodate a mix of new and improved employment uses (classes B1, B2 and B8).

Policy CA5 states:

"The partnership will work with developers and stakeholders to deliver a minimum of 4,000m2 new employment floor-space. The partnership will support the redevelopment of sites to deliver high quality, modern employment floorspace."

The proposal does not amend the use of the building from its original Class E/B8 use, but it does provide a larger office space. To avoid concerns that it may become a B8 unit in the future, with the possibility of larger vehicles, it would be appropriate to restrict the use of Unit 10, as proposed, as a Class E(g) use only.

Visual amenity

The proposal does not result in any change to the external appearance of the building.

Residential amenity

The larger office space is not expected to have any adverse impact on the amenities of nearby residents.

Parking and access

The development is not proposing to provide any parking. Instead, vehicles associated with the development will be expected to park on surrounding roads and within the Port car park further west. To justify this a parking availability survey from 2017 was submitted with the previous application.

The site is in a sustainable location. There are bus stops on the A259 close to the site and Southwick Train Station is only 350m from the site. National cycle route 2 is also close by. Overall, the site is very well located for non car travel. Cycle parking is to be provided on the west side of the building.

A turning area is to be provided at the western end of the building adjacent to the Schooner. This will be used for delivery vehicles, refuse collection vehicles and emergency vehicles. In order to provide sufficient turning space a small part of the canal is to be infilled.

The access road is narrow in places but, as no parking is being provided, the number of vehicles accessing the site will not be significant. The number of vehicles using the junction with the A259 will also be low.

West Sussex Highways has no objection to the merging of these units. Should there be an application for the merging of other units in the future, this will need to be considered on its merits at that time, including consideration of traffic and parking impacts.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. 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 approved maintenance manual
3. The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref 92570 Revision 2) and the following mitigation measures it details: Finished floor levels shall be set no lower than 5.2 metres above Ordnance Datum (AOD). These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
4. Fixed plant noise
5. Turning space
6. Waste storage to be provided as approved
7. No outside storage
8. No external working
9. No external lighting other than in accordance with approved details
10. No external plant or flue other than that approved
11. Hours of working 7am – 9pm with no deliveries after 8pm
12. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the premises shall be used only for purposes within Use Classes E(g) and B8 as defined in the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification. Unit 10 shall only be used for purposes within Class E(g)
13. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), two or more of the units hereby approved shall not be merged to form a larger unit.

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

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.

Case Officer:	Peter Barnett	Date: 12 June 2023
Authorised by:	Gary Peck	Date: 12 June 2023