# Development Management - Delegated Officer Report

**Application Number: AWDM/0473/21 Recommendation – Approve**

**Site: 29 Cecil Pashley Way, Lancing**

**Proposal: Erection of a single storey storage building, shipping container and lockable skip, plus additional gravel paving to the rear of the building at unit 29 Cecil Pashley Way.**

**Date of site visit: Not visited. Have been to the site previously. Assessed using Google Maps**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to a former hangar at the western end of the Airport. It is now occupied by the Police and is used for B8 storage for emergency services purposes.

The application seeks to install a single storey storage building on the south side of the building plus a shipping container and lockable skip. Gravel paving is to be provided on the north side of the building for use as an emergency exit route.

**Relevant Planning History**

AWDM/0877/19 - Variation of condition 2 of approved AWDM/1132/18 to remove the reference to 'aviation-related uses' to enable general uses within Classes B1, B2 and B8 with ancillary A1 use.

AWDM/1530/20 - Erection of a single storey storage building and bin store to the south-east corner of the warehouse - withdrawn.

**Consultations**

**West Sussex County Council:** The **Highways Authority**

**Adur and Worthing Councils:** The **EHO** has no objection.

**Technical Services**: Flood risk- The application is within flood zone 3, and is not shown to be at risk from surface water flooding. We have no objections on flood risk grounds.

Surface water drainage- the application includes only minor increases in impermeable area. Due to the scale and location of development we have no conditions to request. Any alterations to surface water drainage must be designed and constructed in accordance with building regulations.

**Lancing Parish Council**: No objection

**Representations**

None received

**Relevant Planning Policies**

Adur Local Plan 2017 Policies 4, 7, 13, 14, 25
National Planning Policy Framework (February 2019)

**Planning Assessment**

**Principle**

The site lies within the Local Green Gap and Countryside. Within these areas any development permitted must be consistent with other policies of this plan, and must not (individually or cumulatively) lead to the coalescence of settlements.

Policy 7 states:

"*New development at the Airport must be designed to minimise its impact on the landscape as well as on the open nature of the Shoreham-Lancing Local Green Gap. Key views must be retained, and any impacts on the historic character of the Airport and the historic assets within it must be minimised*."

**Visual amenity**

The proposed development is not of any merit in visual terms as it has a purely practical purpose. The storage unit will have timber panels on the walls to soften its appearance and a metal sheet roof. The shipping container and waste skip have a standard appearance. They are to be sited along the south side of the building where there has been storage previously. While they will be visible from the airport road, they are close to the building and will be less prominent than they were in a previous withdrawn application which proposed to position them adjacent to the site entrance.

They will be screened to the south by trees adjacent to the railway line. On the south side of the railway line there are large generators which further screen the proposed containers from view. The building itself screens the development from the airfield and open views to the north.

The gravel path is a minor proposal which will not have any harmful visual impact.

Overall, the proposal will not have a significant impact in the landscape and insufficient visual harm will be caused to warrant refusal.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Skip and container 5 year permission
4. Materials

**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.

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| Case Officer: | Peter Barnett | Date: 28 May 2021 |
| Authorised by: | Gary Peck | Date: 13 June 2021 |