Development Control – Delegated Officer Report

Application Number: AWDM/1722/14 **Recommendation – NO OBJECTION TO COUNTY CONSULTATION**

Site: **Unit 2 Block 1 Chalex Industrial Estate 214 Manor Hall Road Southwick**

Proposal: **Consultation by WSCC (Regulation 3) for regularisation of a change of use from B8 storage to waste collection, transfer and recycling with restrictions (sui generis)**

Date of site visit: 11/12/14

Neighbours checked: Publicity by WSCC

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The Council has been consulted on a proposal to regularise a change of use from B8 storage to waste collection, transfer and recycling with restrictions (sui generis) on an established business estate. The site is immediately north of the east – west railway line in Southwick near the boundary with Brighton and Hove City.

Planning History: None relevant.

Consultations:

Adur and Worthing Councils:

EHO.

Concerns raised that a site in this use is uncapped and there is no site drainage. The site is used for the storage of general building rubbish, hard core, wood, white goods and scrap metal. The site holds three exemption certificates from the EA, a condition of exemption S2 specifies that the storage place of scrap metals has sealed drainage. Concerned that the general uncapped nature of a site in this use could potentially lead to ground and groundwater contamination as other materials accepted at this site such as general builders waste could contain potentially contaminative items.

Condition recommended requiring the applicant to cap the surface of the site with an impermeable material and a standard drainage condition is added to this application ideally with the inclusion of an interceptor.

There is potential for dust and noise to be a problem when material is moved and sorted, to reduce a condition requiring more substantial bunkers and site boundaries are constructed is requested. For example concrete posts and

gravel boards could be used to construct the bunkers and close boarded fencing used on the eastern boundary.

Due to its proximity to residential dwellings to the east. And as garage units to the north of this site close between 12.00 and 12.30 on Saturdays, opening hours should be:

Monday – Friday: 08.00 to 18.00hrs
Saturday: 08.00 to 13.00hrs
Sunday and bank holidays: closed

This application gives no details of external lighting. A separate application will need to be submitted if there are any changes to external lighting.

Economic development: no comments

Planning Policy: no comments

Representations

Objections received from a local residential address citing

- Location wrongly identified
- Rats
- Fire hazard
- Graffiti
- Eyesore
- Accesss and parking deficiencies
- Site too small for use
- Hazard to railway

and the landlord of units in the development citing:

- No right of access
- Fire risk invalidates insurance
- Use inappropriate for a built up area
- Parking deficiency
- Vehicle manoeuvring hazard

Relevant Planning Policies

1996 Adur Local Plan saved policies AG1, AB17 and AE16
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The considerations asses the merits of the proposal against loss of employment land and impact on amenity.

Visual amenity

The site is well screened form the north and either side but is visible from the rear of dwellings on the opposing south side of the railway line. The use would be of little difference to the current in terms of appearance and visual amenity.

Residential amenity

The nearest dwelling liable to be affected are those at the opposing side of the east – west railway line along Gardner Road and Gladstone Road and Sheldale Crescent to the east.

The use involves little noise of itself as all the material is handled by hand. The required conditions as recommended by the EHO would further protect amenity.

Loss of employment land

The development constitutes a move away from industrial B2 – B8 uses but still involves employment and such is the small scale of the activity, it is not considered that the development poses a material risk to the viability of the wider Chalex Industrial Estate, or displaces any accommodation that would seriously diminish the opportunities for alternative commercial or industrial operations to locate there.

Representations commentary

The location of the site is adequately shown for the purposes of objective and correct planning assessment.

The issues raised concerning amenity have been addressed in the foregoing.

The issues relating to health, fire and insurance and graffiti are not matters relevant to the planning assessment.

Highways and parking issues are proper to be addresses by WS County Council Highways officers who have raised no objection and rights of access issues are matters between those with an interest ion the land.

Recommendation

No Objection

Subject to Conditions:-

1. Surface capping
2. Drainage
3. Bunker construction
4. Lighting details
5. Hours

Informatives

1 Approved without amendment
2 Approved plans

Case Officer: L Simmons Date: 9/2/15

Authorised by: J Morin Date: 11.02.2015