DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/09/0435/FULL – Glaxo Smithkline, Southdownview Way

DATE OF SITE VISIT: 02.07.09

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS: N

SITE AND SURROUNDINGS:

The application site relates to 'Glaxo Smithkline' pharmaceutical research laboratory industrial premises within the East Worthing Trading Estate. The site comprises a large number of industrial outbuildings and structures, up to 20 metres in height. The site is located between further industrial development to the south and west, and with residential development to the northwest and beyond the other trading areas to the west and southwest. The site adjoins open fields to the east and northeast.

PROPOSAL:

Planning permission is sought for the erection of new security road and pedestrian gates at the west entrance of the site and for a new section of fencing to link the gates to the existing boundary fencing. The gates and fence are within the site and are positioned for additional night security.

Both the gates and fencing are manufactured from galvanised steel powder coated green to match existing fencing within the site. The road gate is 8.6 metres wide and 2.4 metres high. The pedestrian gate is 1.2 metres wide 2.4 metres high, as will the fencing be 2.4 metres high. The gates and fencing will be 60 metres from the public highway.

The gates will be electronically controlled from the south gate security office and will be open during the site day production and closed at night.

RELEVANT PLANNING HISTORY:

None relevant to this proposal but the site has a complex history with numerous applications for alterations and new buildings having been granted, dating back to the 1950's.

RELEVANT PLANNING POLICIES:

Worthing Local Plan 2003
BE1

The South East Plan 2009
CC6, BE1, SCT3

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

No local objections have been received.

West Sussex County Council has no objection with regard to highway safety issues and comments as follows:

"From an inspection of the plans alone the gates are not anticipated to adversely affect the highway as they are to be permanently open during the site's peak operating hours, and therefore vehicles will not have to queue up to enter the site. The gates are to be shut and operated electronically during out-of-office hours, and whilst it is possible that vehicles may have to wait for the gates to open there is significant distance to the public highway and therefore a safety issue is considered unlikely to arise."

The **Executive Head of Health and Housing** has no objection.

Borough Community Services (Parks) have raised no objections with regards to Trees.

PLANNING ASSESSMENT:

The principal issues raised by this proposal are its impact on the character and appearance of the trading estate and its effect on the layout and operation of the estate. There would be no adverse impact on the amenities of neighbouring properties.

The proposal is located in a large industrial complex within a designated trading area. As such it is in conformity with the Local Plan designation, and would act to improve business functions, providing additional security and can be supported in principle.

The proposed palisade gates and fencing match the height, materials, design and colour of existing palisade fencing around the boundary of the site and is considered appropriate. The nature of the site is industrial and the character and purpose of the gates and fencing reflects that usage. As such it is considered that the proposal is in keeping with the character of the trading estate and will not bring harm to the appearance of the area.

The gates are positioned a long way into the site and when closed at night there is sufficient space to accommodate queuing vehicles without affecting highway safety. The gates will be open during the day and therefore vehicles will not have top queue up to enter the site. As such, it is considered that the proposal will not have an adverse impact on the operation of the trading estate and it will not result in any significant highway safety issues.

RECOMMENDATION:

Permit subject to conditions (summarised below).

1. Standard time limit

REASONS FOR RECOMMENDATION:

It is considered that the proposal will not impede the operation of the trading estate or give rise to highway safety issues, nor will not detract from the character and appearance of the estate or the wider area. Therefore, it is considered that the proposal is acceptable in light of Saved Policy BE1 of the Worthing Local Plan 2003 and Policies CC6, BE1 and SCT3 of The South East Plan 2009.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No.

DELEGATED

Case Officer
Sign.....[redacted].....Date...31.07.09.....

Authorising Off[redacted]
Sign.....[redacted].....Date...3.8.09.....