DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/08/1213/FULL Glaxo Smithkline, Dominion Way

DATE OF SITE VISIT: 13 January 2009

NEIGHBOURS CHECKED : Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): 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:

Permission is sought for a temporary building located adjacent to Building 19A and the installation of three refrigeration containers to the south of Building 6A.

Two of the three containers have already been installed on an existing slab remaining from a former building and measure approximately 12.2 metres in length, 3.8 metres in width and 2.7 metres in height with a 200mm spacing between each container. The containers are finished in a grey/cream matt colour coating. The containers provide refrigeration storage and are accessible from their northern end via a new concrete path with the refrigeration equipment located on the south side.

The proposed temporary building would be sited to the east of Building 19a and the associated enclosed pipework and would measure 9.9 metres in width, 11.9 metres in length and 3.4 metres in height. Access would be gained from either the north east elevation or southern corner of the proposed building with steps constructed raised 450mm from ground level. The building would be used as additional office accommodation for a temporary period. The external walls would be plastisol-coated galvanised steel cladding finished in light grey.

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:

Saved Worthing Local Plan policy BE1, H18, RES7

Saved Wessex Structure Plan policies CH1, DEV1, NE1, ERA1

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES :

The **Environment Agency** has made the following comments:

We consider that planning permission should only be granted to the proposed development as submitted if the following Planning Condition is imposed as set out below. Without this Planning Condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Planning Condition: If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority (LPA)) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters. This site lies in a very sensitive groundwater area, in particular the site lies in Source Protection Zone 1 for Northbrook Public Water Supply borehole.

The proposal plans show that the refrigeration units will be sited on shallow foundations. The proposed foundations works should not pose a risk to Controlled Waters though it is unclear whether any material is being removed.

We consider that planning permission should only be granted to the proposed development as submitted if the following Planning Condition is imposed as set out below. Without this Planning Condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

Planning Condition: The development hereby permitted shall not be commenced until such time as a scheme for: the disposal of foul & surface water has been submitted to, and approved in writing by, the LPA. The scheme shall be implemented as approved.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

The Planning Application does not state where the foul and surface water is to be disposed of for the temporary office.

Planning Advice: The applicant should be aware that a culverted section of the Teville Stream runs through the site and there may also be other culverted watercourses running through. Care should be taken not to disturb or encroach on these whilst carrying out any works.

The **Assistant Director of Health and Housing** has made the following comments:

Having obtained further information on the noise produced by these units, I am of the opinion that due to their distance from residential properties and the barrier effects of buildings, they are unlikely to affect adjacent residential properties. As a result I have no further comments.

The **Highways Authority** has made the following comments:

There have been no specific issues identified with regard to highways other than those detailed below, therefore LDD would not wish to raise an objection to the proposals subject to any conditions itemised at the end of this report.

The application seeks permission for the installation of a temporary portakabin to provide office space and the provision of three refrigeration units. It is not proposed to alter staffing levels or increase parking provision.

If there were to be an additional 15 staff at this site, it is not envisaged that this would have a significant impact on the highway network. However the applicant has stated that the temporary office would not impact on additional traffic generation or personnel, therefore it is assumed that there is no increase staffing levels.

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 the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

PLANNING ASSESSMENT:

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 refrigeration storage and new office space and can be supported in principle.

The two proposed sites are remote from any sensitive neighbouring occupiers and well screened by other industrial buildings and uses. Environmental Health have raised no objections.

The complex lies within a flood risk zone but due to the nature of the proposal the Environment Agency has not objected subject to conditions.

The nature of the site is industrial and the character of the refrigeration plant reflects that usage. The proposed temporary building and refrigeration units would not be readily visible from outside of the site boundaries. It is recognised that the temporary

building is not appropriate in design terms as a long term solution for the site and as such a temporary period of up to 3 years is recommended.

The proposed temporary building would represent and increase in floorspace of 117m^2 which, given the extent of the site and its current usage, would not cause any significant additional burden in terms of car parking demand.

RECOMMENDATION:

Grant planning permission subject to conditions:

- Standard time limit
- Temporary approval of building for 3 years
- Contamination precaution
- Foul and Surface water details

REASONS FOR RECOMMENDATION:

The proposal accords with the relevant policies of the Development Plan.

Saved Worthing Local Plan Polices

Policies BE1, H18, RES7

Saved West Sussex Structure Plan Polices

Policies CH1, DEV1, NE1, ERA1

National Policy

PPS1

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case Officer sign.....[redacted].....Date...26.2.09.....

Authorising Officer sign.....Date.....