Expiry 17/5/07

Development Control – Delegated Officer Report

Application Number: ADC/0136/07 **Recommendation – Permit Application**

Site: **Dennis And Robinson Blenheim Road Lancing West Sussex**

Proposal: **Change of use of existing staff canteen to canteen for use of Lancing Business Park and general public**

The Application

The site is located within the built up area in the Lancing Business Park. The site is occupied by one main three storey building and some smaller single storey buildings which provide manufacturing space for Manhatten Furniture. As existing a staff canteen is provided in one of the separate single storey buildings to the east of the main building. Chartwell Road runs around the site to the east and south, other industrial buildings are located to the north and west of the site.

Permission is sought to change the use of the existing canteen building to make it available for the use of the general public and staff and customers to other industrial sites within the estate. There will be no change to the existing building. Vehicular access is via Chartwell Road to the north and south of the site and 6 parking spaces are proposed adjacent to the canteen with additional parking elsewhere within the site. Pedestrian access to the canteen is also via Chartwell Road.

Consultations and Representations

County Transport Planning Services: - No objection, it is unlikely that the change of use would result in an additional demand for car parking, there are 12 car parking spaces that should suffice.

Director Of Services: Environmental Health – Domestic and Pollution – How will the rest of the site be secured and health and safety risks controlled, are there any smoking/fire risk issues to be covered? Otherwise no objection.

Environmental Health – Commercial – Discussed proposals with applicant and satisfied with the proposed control and segregation of vehicles and pedestrians, no comments.

Third Parties: 2 letters have been received from the Station Manager at Lancing Fire Station which is located to the south of the site and from a local resident of Cedar Close to the east of the site. Their comments are as follows:-

> Access to the fire station is via Chatwell Road. Parked cars, HGVs and other vehicles may block this access.
>
> If this creates more noise disturbance and traffic I against it, there is enough noise from the industrial estate.

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, NE1, NE5, ERA1, ERA5, DEV1, DEV4, DEV5
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): R1, E1, E2, T1, T3, T4, ENV2, ENV4
Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP7, AT12, AE2, AE4
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG4 'Industrial and Commercial Development and Small Firms' (DoE 1992)
PPG13 'Transport' (DTLR 2001)

Planning Assessment

Policies

The site is located within the Lancing Business Park which is specifically identified for business, industrial and storage use both in the Local Plan (AE2 and AE4) and submission Core Strategy (E1). E1 proposes the retention and enhancement of existing employment sites in Lancing Business Park including their upgrading to meet modern standards required by business and to be more resource efficient. AE2 states that development for purposes within Use Classes B1 and B2 will be granted subject to restriction to B1 for those parts in close proximity under AT12; to the design being acceptable in the local environment and to landscaping. AE4 states that mixed use redevelopment for B1, B2 and B8 purposes will be supported.

Parking and Access

The existing access will be used both vehicular and pedestrian for customers to gain access to the canteen. The existing accesses are considered to be acceptable for this use. There are 12 parking spaces provided and 3 lorry spaces, 6 of these spaces are located adjacent to the canteen. The highways authority do not considered that this change of use would result in a significant intensification of use or additional demand for car parking, it is therefore considered to be acceptable in this light of Policy AT12 with access to the public highway and on site parking arrangements being acceptable.

Health and Safety Issues

The Environmental Health officer has raised concerns with regards to security of the site with regards to issues of health and safety with the general public accessing the site. The applicant has confirmed that an access control system has been installed which restricts access for the public to other parts of the site except the toilets and the canteen.

Speed humps are on site as existing with speed limits of 5mph therefore its is not considered that there will be any safety issues with regards to additional pedestrian traffic on site. In addition a pedestrian access is proposed to the rear of the canteen to avoid any need for pedestrians to cross the parking area.

The applicant has confirmed also that the entire site is currently non smoking and will remain as such with a smoking 'cabin' adjacent to the canteen. Signage will be clearly visible to indicate the smoking policy to those using the canteen. It is therefore considered that there will be no significant health and safety issues of the increased use of the site which would warrant a refusal in this case.

Residential Amenity

Residential properties surround the Lancing Business Park however it is not considered that the proposal in this case to increase the use of an existing canteen will have any adverse impact on the occupiers of the surrounding properties.

Intensification of Use

The canteen already exists on site and is used by the staff of Manhattan Furniture as existing. The use of the canteen is to be extended to be used by the general public who use the Lancing Business Park, the canteen itself however will not be altered or extended. The increase in intensification of use of the site is not considered to be significant in this case. Parking is provided that will accommodate those using the canteen and pedestrian access is also available.

Recommendation

APPROVE for reason that :-

> The proposed ~~change of use~~ is an acceptable change to an ancillary use to the existing manufacturing business which is located within the Lancing Business Park. The proposed use would not result in an increased intensification of use of the site which would be detrimental to the amenities of local residents or would cause highway or health and safety issues. It therefore complies with Policies AE2 and AE4 of the Adur District Local Plan.

1. Prior to the implementation of this permission details of the parking spaces proposed for the use of canteen customers shall be submitted to and approved by the Local Planning Authority. The areas of land so provided shall not be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.
   Reason: To ensure adequate provision for parking clear of the highway and to comply with Policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.

2. Prior to the implementation of this permission details of the proposed pedestrian access from Chartwell Road shall be submitted an approved by the Local Planning Authority.
   Reason: To ensure there is a safe access to the site for pedestrians to encourage walking and use of public transport and discourage the use of the private car. To comply with Policy AT12 of the Adur District Local Plan and Policy DEV4-5 of the West Sussex Structure Plan.

Case Officer.....C Barker.....Date 23/4/07.

Head of Planning and Community.....Peter Davies.....Date 25 4 07

Chair of Planning Committee.....D. J. Mills.....Date 25/04/07

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