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Development Control – Delegated Officer Report

Application Number: ADC/0401/07 **Recommendation - Permit**

Site: **Land At 60 To 66 Busticle Lane Sompting West Sussex**

Proposal: **Amendment of condition 6 (layout of access) attached to outline planning permission ref:S/79/04/TP removal of condition 7 (stopping up of southern access) attached to outline planning permission ref:S/79/04/TP new access layout to WSCC requirements**

The Application

The application is for amendments to conditions 6 & 7 of planning approval (S/79/04) which relate to layout and access (condition 6) and stopping up of southern access (condition 7).

The previous application (S/79/04) was an outline approval for redevelopment of the site with a two-storey block of 7 Flats (6 one-bedroom & one two-bedroom) with rear parking area.

The existing site has an in and out access to Busticle Lane which serves shops which were at ground floor level, which now appear to be vacant. To the north is Aspen Lodge, No.68 Busticle Lane a block of four flats which shares the most northern access to the application site and has parking to the rear.

Consultations and Representations

Consultations/Comments

WSCC- Highways & Transport - I do have on file a copy of correspondence from Development Planning confirming there acceptance to these proposals. To confirm, the occupiers of the development will enter the site using the northern entry point only. The occupiers of No. 68 Busticle Lane will continue to use the northern access for entry and exit. The southern access will be used by the occupiers of the development to exit. A condition to ensure that suitable signing and lining details within the site are submitted for approval by the LPA. No highway objection.

CONDITION Details of signing and lining within the site to be submitted and approved by LPA prior to occupation of the new development.

Sompting Parish Council - No objection

Third Parties

There have been no third party objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AT12.

Planning Assessment

Policy AT12 of the Adur District Plan states that developmenty will be required to be designed and carried out so that it would: have safe and adequate access to the main road network; cater safely and adequately for any vehicular traffic; not reduce safety or worsen traffic conditions; be accessible by traffic transport; have safe and adequate access for pedestrians; cyclists and people with disabilities.

County Highways have made no objections to the proposed amendments which would result in the occupants of Aspen Lodge still having access through the northern access. The southern access would be retained and used solely for the development as an exit point for the site and is considered acceptable. The northern access is more open in design showing a bell-mouth opening which would need the details approved by highways engineers prior to the development commencing. The proposals make no amendments to the amount of parking spaces on the proposed site and would therefore not affect the potential for on street parking.

Recommendation

APPROVE for reason that :- 3PP – amended.

The proposed access amendments to the planning approval S/79/04 would not detract from highway safety nor conflict with relevant policies AT12 of the Adur District Local Plan and DEV4-5 of the adopted West Sussex Structure Plan 2001-16.

1. C1Ci
2. C9F – amended
   The site access shall be at least 4.5 metres wide for the first 6 metres into the site and shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.
   Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

3. Details of signing and lining within the site shall be submitted and approved by the Local Planning Authority prior to occupation of the new development.
Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

Case Officer: MARC
Date: 08-08-07

CJ 16.8.07