Planning Statement

This Statement has been updated to reflect the flexible consent now sought. Of note, both the B8 and B2 uses applied for have already got consent. This application simply allows flexibility for either use to operate on site and to provide flexibility in case of future vacancy.

In support of an application for the change of use from B8/Class E (Commercial, business and service)/ Class B8 (Storage and Distribution) to a Flexible consent for Class B8/Class B2 (General Industrial) at Unit 1, Rectory Farm Road, Sompting, BN15 0DP

1.0 INTRODUCTION

1.1 This planning statement should be read in conjunction with the submitted plans and full planning application form for the change of use from Class E/ B8 to a flexible Class B8/Class B2 at Unit 1, Rectory Farm Road, Sompting, BN15 0DP.

1.2 It follows consent granted under reference AWDM.1575.24 which established that a B2 use was acceptable.

Catalyst for the application

1.2 Cedar Garage, a well-established car garage within the local area, wish to upgrade their existing premises to ensure they can meet the increasing demands of local residents in respect to car servicing, repairs, diagnostics and MOT testing.

1.3 The Landowner also wishes to retain the existing, lawful B8 use and associated operating hours established under existing consents; to retain flexibility should Cedar Garage vacate the site in the future.

2.0 THE SITE:

2.1 Unit 1 is one of three large industrial units, located to the southerly side of Rectory Farm Road Business Park and accessible to the north of Rectory Farm Road.

Context:

2.2 Although the site is located within a well-established industrial business park, the surrounding area comprises a predominating residential context, with dwellings of varying types and sizes encompassing the industrial business park to all sides. Of which, Unit 1 is located the furthest from residential buildings.

Existing Use and History:

2.3 The property is vacant but was previous occupied by embh whose operations (the supply of hygiene and catering products) consisted of a use falling within Class E/ B8. The lawful Class E (formally B1)/ B8 use was pursuant to planning application S/40/97/TP/17067 for the 'Change Of Use Of Warehouse (Class B8) To Business (Class B1) And/Or Warehouse (Class B8) (Amendments To previously approved S/14/97).', decision dated 26.09.1997. There is no known change of use application which supersedes this lawful use. Of note is consent AWDM/0225/12, which permits a permanent relaxation of working hours for this unit for the uses established.

Proposed Use:

2.4 Permission is sought to change the use of the unit to a class falling within a B2 use (General Industrial) for MOT testing, servicing, diagnostics and repairs to Cars and LCVs. No bodywork or paint spraying would be carried out at the property. No internal/ external alterations are proposed and the existing layout in respect to access and parking would remain the same.

The use for MOT testing etc. as proposed is generally recognised as falling within the B2 use class.

Access and Parking:

2.5 Access to the site is to remain the same.

2.6 The unit comes with the provision of ample parking (24 spaces). The amount and their location would be unchanged. This parking provision would more than cater for the needs of the business. Arising parking intensification within the park and surrounding area is therefore negligible.

Refuse:

Refuse will be stored to the North-West corner of the building externally as indicated on the submitted plans. This would comprise a 1100L Waste bin and a 1100L Recycling bin, emptied weekly by Adur and Worthing Councils. A Tank situated internally would store waste oil and fluids, to be collected as required by a dedicated recycling company specialising in waste oil and lubricants.

3.0 EFFECT ON NEIGHBOURING AMENITY:

3.1 The other units within the park are operated by businesses with uses varying from production and supply, storage, manufacturing, and other motoring associated services.

3.2 It is considered that the use proposed B2 would not significantly differ from the existing use of the unit nor those which function within the industrial business park.

3.3 No external/ internal changes to the unit are proposed; the unit as exists is considered to be the perfect location for Cedar Garage to carry out its aforementioned intended operations without compromising the amenities of surrounding neighbours or affecting other businesses abilities to meet their specific needs within the park.

3.4 The closest residential buildings are located some approximately 30-metres away to the respective south and east of the unit which is considered to be a sufficient distance to attenuate noise emission from the unit and eliminate any harmful noise pollution as a result of the operations carried out.

3.5 Although operating within the parameters of different use classes, it should not be assumed that operations which generate noise are not already accepted at the park; consideration should be leant to the fact that the businesses which occupy unit 2 and unit 3 are located approximately 8m and 10m respectively to the nearest residential buildings. Thus, in relative terms the operations within unit 1 is not considered to worsen the existing relationship between residential and industry within this mixed-use area.

3.6 The proposed operating hours would be 08.00 – 18.00 Monday to Friday and 08.00 – 16.00 on Saturday for the B2 Use. These times are considered to be within 'day-time' hours where surrounding residents' receptors are limited. The unit would not be operational outside of these hours including Sundays and bank holidays.

3.7 The operating hours for the B8 use would remain as existing, and as established by application AWDM/0225/12. The B8 use has been operating without harmful impact and should therefore be retained. There are no material considerations warranting this to be changed. The previous condition for the Class E/B8 use which prevents the loading, unloading or manoeuvring of goods vehicles outside of the hours of 8M-6PM Monday-Friday and 8am-1pm on Saturdays and no time on Sundays or Public Holidays remains acceptable and can be retained for the B8 use.

4.0 USE CLASS B2 STATUS ACHIEVED WITHIN THE LOCAL AREA

4.1 I draw your attention to premises within the LPA administrative boundary which have successfully obtained the Council's grant for permission in respect to change of use to Use Class B2:

- L/25/95/TP/15849 - Unit 4 Burrell Buildings Churchill Industrial Estate, Chartwell Road - Change Of Use From Class B1 To Car Mechanical Repairs And Servicing (Class B2) – Permission dated 24.04.1995.

- AWDM/1856/15 - Unit 6 Lady Bee Industrial Park Albion Street - Change of use from Use Class B1 (Business) to mixed use as car repair workshop (Use Class B2 General Industrial) and MOT station (Use Class Sui Generis) - Permission dated 05.04.2016.
- AWDM/1489/12 - Unit 25 Winston Business Centre 43 Chartwell Road Lancing Business Park- Change of use from B1 light industrial to B2 vehicle repairs including car body repairs and paint spraying - Permission dated 30.01.2013.

5.0 CONCLUSION

5.1 This change of use application is acceptable in principle given the immediate context of the area as an industrial business park and the existing uses therein. Further, we believe the proposal should be considered favourably given the contextual factors of the site together with the benefits of the proposal which would support and foster a local business and employment.

5.2 Some noise would be generated from the unit as a result of the operations, but this would not amount to substantial and would not detrimentally effect surrounding residential amenity and adjacent users by way of noise or disturbance.

5.3 There will be no significant increase in vehicular movements and there is ample parking provision at the site to service the requirements of the business.

5.4 Of note, both the B2 and B8 uses already have consent independently and this application is sought to retain the flexibility to allow either type of activity to take place, should Cedar Garage vacate in the future and assist in avoiding vacancy. This is fully in accordance with the National Planning Policy Framework (NPPF) which states that policies and decisions should help create the conditions in which business can invest, expand and adapt (paragraph 85).

5.4 For the reasons specified above we ask that the LPA support this application and grant permission for the change of use from Class E/ B8 to a flexible Class B8/Class B2 use at Unit 1, Rectory Farm Road, Sompting, BN15 0DP.