Development Control – Delegated Officer Report

Application Number: AWDM/1077/14 Recommendation – APPROVE

Site: 151 Brighton Road, Shoreham

Proposal: 12 no. collection lockers in north east corner of filling station

Date of site visit: 26.08.2014

Neighbours checked: Y

Additional neighbour notifications: Y (Additional neighbours consulted to south of site & Amended Plans 21 days - 21/10)

Proposal, Site and Surroundings

The application property comprises a petrol filling station located on the southerly side of Brighton Road. The site is accessed from the north via a slip road which runs parallel to the Brighton Road and the exits are located to the north onto the roundabout or to the west via The Saltings. The main petrol station building is set back from the road with the petrol pumps, forecourt and additional parking spaces located to the north of main building. There is a single storey brick building to the east of the main building which comprises jet wash and car wash facilities. To the south of the petrol building there are additional parking bays and air and water vacuum services.

The surrounding area comprises a mixture of commercial buildings and residential properties. To the east, south and south-west of the application site there are a number of residential properties located within Shoreham Beach. To the west there is a detached building comprising a public house and restaurant.

The proposal seeks planning permission for 12 collection lockers in the north-east corner of the filling station. The lockers would provide safe storage of pre-bought items from Waitrose, comprising food and non-food items. These are stored in ambient, chilled and frozen storage lockers and would be opened by customers using access codes.

The unit would measure 5.9 metres in length, 2.5 metres in depth and 2.87 metres in height. The rectangular unit would incorporate a flat roof with a modular steel framed construction and clad with Hot Rollered metal panels. The metal panels form a housing over the internal Collection Lockers which would incorporate temperature controlled refrigeration units. There are also fans mounted in the rear cabinets to control the temperature of the plant which can operate intermittently during the day and night time. The westerly frontage of the lockers would incorporate LED lighting around the lockers and CCTV cameras for security purposes. The delivery times of goods by the supermarket would be between 8am and 10pm only and the collection lockers would only be accessible for customers between the hours of 8am to 10pm

daily. Outside these hours the unit would have a timer which switches off all the lighting.

The existing shop and petrol filling station are open between 06.00 and 23.00hrs daily (SU/50/96/TP as varied by SU/109/02/TP).

Site History

AWDM/1342/12 – Advertisement Consent was permitted in 2012 for the display of various illuminated and non-illuminated replacement advertisements including 5.1 metre high internally illuminated totem sign.

Consultations

The ***Council's Environmental Health Officer*** requested the submission of a BS4142 Noise Assessment to be undertaken given the proximity of the refrigeration system to the occupiers of neighbouring residential properties. This has subsequently been submitted to the Council for consideration. The Council's Environmental Health Officer has confirmed having read the noise report and studied the plans which show acoustic baffling around the unit that there would be no objections to the proposed lockers in terms of noise disturbance to neighbouring residential occupiers. The Environmental Health Officer has however requested that a condition be attached to any planning approval which requires that the lockers only be used between the hours of 8am until 10pm daily as set out in the accompanying statement submitted with the application.

The ***Council's Tree Officer*** has confirmed that the small number of Cordylines that were planted as part of a previous application would not be worthy of Tree Preservation status and he has agreed that they need not be retained.

The ***West Sussex County Council Highways Officer*** has commented that there would be no concerns with this application from the highway point of view based on the submitted information. A swept path diagram has been provided showing how a larger vehicle can turn within the site, visibility from the point of access is acceptable vehicle speeds are likely to be lower than the stated road speed due to the nearby roundabout.

The Local Planning Authority has requested that the County Highways Officer visit the site to look specifically at the position and proximity of the proposed locker structure and associated parking spaces to the main vehicular entrance to the site. The Highways Officer has visited the site and confirmed that he has driven the route which vehicles would take into the site and feels that vehicle speeds would predominantly be low and in forward visibility which would allow a driver to see a vehicle parked using the collection lockers. The Highways Officer has therefore confirmed following his assessment that there would be no highway safety concerns with the proposal.

Representations:

10 letters of objection have been received from the occupiers of neighbouring properties, the concerns that have been raised are summarised in the following points below:

- The proposal would involve the removal of five palm trees which act as a screen.
- The noise from the lockers would cause disturbance to neighbouring residents including car engines revving or left running, closing of locker doors and people talking.
- Safety concerns for customers picking up locker goods being located close to blind corner of entrance to petrol station.
- There is limited parking serving the lockers and parking within the existing spaces would require customers to walk across the entrance to the petrol station which would be unsafe.
- The lockers would cause an increase in vehicular traffic to the site making the area more congested.
- The lockers might cause vandalism, theft and more littering to neighbouring gardens.
- The illumination on the lockers would cause light pollution.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 & Local Development Framework.

Planning Assessment

Principle

The main issues to be considered as part of this planning assessment are i) the impact to the occupiers of neighbouring residential properties ii) the effect on the character and amenities of the area iii) access, parking and pedestrian/highway safety and iv) the loss of trees on the site.

Visual amenity

The proposed collection lockers would be situated on the north-easterly corner of the petrol station site and on a small grassed area of land with five small Cordyline trees situated next to the entrance of the petrol station. The rectangular shaped building would have a flat roof and a modular steel framed construction with Hot Rollered clad metal panels on the exterior walls. The building would incorporate a dark grey colour to the exterior walls with green and white lettering. The proposed structure would incorporate a total height of 2.87 metres high. The proposed structure would be set back in excess of 20 metres back from Brighton Road. The proposed locker building would be a relatively small structure that would be located within the confines of this established petrol station site and viewed amongst the higher existing petrol station building and jet wash/car wash building. The exterior appearance of the structure would incorporate subtle colours that would appear less prominent in comparison to the yellow and red signage incorporated on the existing buildings within the site. To the west the frontage of the lockers would incorporate LED lighting which comprise a low level of lighting that would not

appear out of keeping within the confines of the existing petrol station which incorporates lit signage. It is therefore considered that the proposed collection locker structure would not appear prominent or out of keeping within the petrol station site when viewed from the surrounding roads.

Residential amenity

The proposed collection lockers would be located within close proximity to the row of two storey terrace properties comprising 7, 5, 3 and 1 Ormonde Way. At the closest point the proposed structure would be located 10 metres from the neighbouring property at 7 Ormonde Way and the structure would be located 0.6 metres from the easterly boundary with 7 Ormonde Way. The proposed structure would incorporate a standard 'vapour compression' refrigeration system within the rear of the lockers that would sit adjacent to the easterly 2 metre high brick wall. The building would incorporate silencers and louvers to the rear of the lockers in order to reduce the noise.

Given the close proximity to the nearest neighbouring properties within Ormonde Way the Council's Environmental Health Officer requested that a BS4142 Noise Assessment of the refrigeration system be submitted to the Council. As there are other neighbouring properties located within proximity to the petrol station site to the east and south that could be affected by the noise and increased vehicular movements to the site, additional letters have been sent out to a wider range of neighbouring properties giving them the opportunity to comment on the proposal.

A Noise Assessment has subsequently been submitted to the Council for consideration and the plant noise limits have been set based on the methodology contained in BS4142, BS8233 and as a result of a background noise survey undertaken on the site. The calculation in the report shows that the noise levels emitted from the plant will be below daytime and evening time background noise levels and during the night time the noise levels within the nearest neighbouring property will be well below guideline values for acceptable resting and sleeping conditions with the neighbouring windows open. The Council's Environmental Health Officer has reviewed the Noise Assessment and plans submitted and considers that the proposed refrigeration system would not cause an unacceptable level of noise disturbance to the occupiers of the closest neighbouring residential property at 7 Ormonde Way. A planning condition will also be attached to this recommendation which would restrict the use of the proposed lockers by customers and delivery staff between 8:00 hours and 22:00 hours daily as requested by the Council's Environmental Health Officer in order to restrict the noise levels associated with the use of the lockers during the quieter night time and early morning periods.

Access, Parking & Highways Safety

The proposed collection lockers would be located 6 metres from the entrance to the petrol station from Brighton Road. The collection lockers would utilise the existing entrance and exits from Brighton Road and The Saltings. A collection car parking area measuring approximately 15.25 square metres would be located parallel to the structure to the west. This would provide parking for at least three cars if parked between the four bollards shown on

the block plan. There is additional parking adjacent to the northerly boundary of the site, this would however require customers to cross the vehicular entrance to the petrol station and therefore cause a potential pedestrian safety issue. The County Council Highways Officer has been asked to comment on whether the proposal would cause any highways safety concerns. The Case Officer has also requested that the Highways Officer visit the site given the proximity of the proposed collection lockers and associated parking area to the busy petrol station entrance.

The Highways Officer has commented that the visibility from the point of access is acceptable and vehicle speeds are likely to be lower than the stated road speed due to the nearby roundabout. The Highways Officer has also visited the site and confirmed that he has driven the route which vehicles would take into the site and feels that vehicle speeds would predominantly be low and in forward visibility which would allow a driver to see a vehicle parked using the collection lockers. As the County Council Highways Authority has raised no concerns in relation to this proposal, it is considered that there are no adequate grounds to object to this proposal in relation to the highway safety implications associated with the proposed collection lockers, associated parking and increased use of the existing access and exits.

Trees

The proposed collection lockers would occupy an area of grassed land and would involve the removal of five Cordyline trees ranging from approximately 3.5 metres to 5 metres in height in the north-east corner of the petrol filling site. These trees are not overly visible from the road due to their set back position tucked within the north-easterly corner of the site and as such are not considered to particularly contribute to the amenity of the area. The view of the Council's Tree Officer has also confirmed that the trees would not be worthy of Tree Preservation Order status and he has raised no objection to their removal. It is therefore considered that the removal of the Cordyline trees would not negatively impact the visual amenity of the site or the surrounding area. The Applicant have however agreed that they would be willing to provide some low level planting to the front of the locker structure which would soften the front aspect of the lockers when viewed from Brighton Road. The details and species of the planting will be secured via a planning condition.

Whilst the trees providing some natural screening above the 2 metre high brick wall to the neighbouring properties in Ormonde Way, this is limited due to their sporadic planting, long slender nature and limited leaf coverage.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Title: Location Plan, Drawing No. 12409-P-301 Rev A, Received on 18th August 2014.
Title: Block Plan, Drawing No. 12409-P-302 Rev B, Received on 18th August 2014.
Title: Existing Site Plan, Drawing No. 12409-P-303 Rev A, Received on 18th August 2014.
Title: Proposed Site Plan, Drawing No. 12409-P-304 Rev B, Received on 18th August 2014.
Title: Proposed Collection Locker Layout, Drawing No. 12409-P-307 Rev B, Received on 29th September 2014.
Title: Collection Lockers Elevations, Drawing No. 12409-P-306 Rev C, Received on 29th September 2014.
Title: Collection Lockers Sections, Drawing No. 12409-P-308 Rev A, Received on 29th September 2014.

Title: Background Noise Survey & Noise Impact Assessment, Received on the 29th September 2014.
Title: Design & Access Statement, Received on 18th August 2014.
Title: Additional Information for Proposed External Bybox Collection Locker Unit & Associated Works, Received on 18th August 2014.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials, finishes and colours of the collection locker unit hereby permitted shall consist of those described in the submitted Design and Access Statement (dated July 2014) and shown on Drawing No. 12409-P-306 Rev C (received 29 September 2014).

Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur Local Plan 1996.*

4. No deliveries to, or maintenance/repair of, the collection locker unit hereby permitted shall take place except between the hours of 08.00 and 22.00 on any day.

Reason: In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.

5. No customer collections shall take place from the collection lockers hereby permitted except between the hours 08.00 and 22.00 on any day. Outside of these times and when the lockers are not in use, all lighting on the collection locker unit shall be switched off.

Reason: In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.

6. The collection locker unit shall be installed in accordance with all of the noise attenuation equipment (including the acoustic

baffling and silencer box) shown on drawing no. 12409-P-308 Rev A and detailed in the Noise Impact Assessment received on the 29th September 2014. No use of the collection lockers shall take place for deliveries or collections until this equipment has been fully installed and is in working order.

Reason: In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.

7. Landscaping condition

Informative

1. Proactive Statement - Amendments

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Rebecca Tier Date: 30th October 2014

Authorised by: Jo Morin Date: 04.11.2014