WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	12 November 2021
LOCATION:	Groundsman's Shed Lancing Manor Manor Road Lancing West Sussex
SUBJECT:	AWDM/1877/21 Change of use from groundsman's shed to workshop with storage area and quiet room for social, educational and recreational activities.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the change of use from groundsman's shed to workshop with storage area and quiet room for social, educational and recreational activities. The site is located on The Street, an un-classified road subject to a speed limit of 30mph.

The site has extant permission under AWDM/1842/19 for change of use of 'The Barn' currently used for Council storage to a workshop and 'The Garage' to ancillary storage area. 'The Garage' as approved for storage area is subject to this application. This planning permission appears to have been implemented in August 2021.

No alterations to the existing site access are proposed. Given the existing use of the site, the proposal is not anticipated to result in a material intensification of use of the access.

Although there are parking spaces on site, no designated parking will be provided to the proposed storage and workshop use. Clients are encouraged to car share, walk, or utilise public transport. The LPA are advised to consider the potential impacts of this proposal on on-street parking from an amenity point of view. The LHA would not raise a highway safety concern to the proposed nil parking provision.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Nicola Fry
West Sussex County Council – Planning Services