Development Management - Delegated Officer Report

Application Number: AWDM/1087/17 Recommendation – No objection

Site: **Bagging Plant, Solent Aggregates Ltd, Solent Wharf, Basin Road South, Southwick**

Proposal: **Consultation by WSCC (County Matter Mineral Application) WSCC/028/17/SW: Variation of Condition 5 SW/40/03 with respect to operational hours of the existing aggregate bagging operation.**

Date of site visit: N/A

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application constitutes a 'County Matter' and therefore the decision is made by WSCC and not this Council.

The site is an aggregate bagging operation at Shoreham Harbour close to Parker Steel. Permission was granted in 2003 for the use and was subject to a condition limiting the hours of operation to 0700 to 1900 Monday- Friday and 0700 to 1300 on Saturdays.

The application is seeking to vary the condition to allow operations to take place between 0600 and 1800 Monday – Friday.

Relevant site history

As above.

Consultations

Under the relevant Regulations, all external consultations and publicity are carried out by WSCC.

Adur & Worthing Councils: The ***Environmental Health*** officer advises there are no objections to the change in working hours as there are no close residential neighbours.

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE7, AE8, AE9, AT3
Submission Adur Local Plan Policy 8
Shoreham Harbour Interim Planning Guidance (2011)
Consultation Draft Shoreham Harbour Joint Area Action Plan (JAAP) (2014)
West Sussex Minerals Local Plan (WSCC 2003) (saved policies) Policy 36, 40, 63

National Planning Policy Framework (March 2012) Paragraphs 14, 111, 143, 196, 203-206

Planning Assessment

Principle

The use of the site for the port-related purposes to which the application relates accords in principle with the Adur District Local Plan because the site is within an area of wharves on the south side of the river which are identified for port-related use under Local Plan policies AE7-9 and policy 8 of the Submission Adur Local Plan.

The draft JAAP identifies this area, as “the main operational area of Shoreham Port with a significant concentration of port trades and quayside activity. It is proposed that this area is retained and protected for port operational uses.” Policy JAAP2 states “South Quayside will be safeguarded as a focus for future commercial port activity.”

Residential Amenity

The site is located within an established wharf facility with no close-by residential properties. The bagging operation is described by the applicants as “low-noise” and has taken place “for 13 years with no record of complaints relating to the operation.” The Council’s Environmental Health Officer has no concerns at the change in working hours.

Recommendation

No objection to County Council consultation

Case Officer: Peter Barnett Date: 2 August 2017

Authorised by: Gary Peck Date: 2 August 2017