Development Control – Delegated Officer Report

Application Number: AWDM/1629/16 **Recommendation – APPROVE**

Site: **6 Commerce Way, Lancing Business Park, Sompting**

Proposal: **Non-Material Amendment to AWDM/1469/15 for the addition of solar panels to the whole of the south-facing roofslope of the new building.**

Neighbours checked: None undertaken (site notice displayed)

Proposal, Site and Surroundings

Planning permission was granted in 2015 for the *Demolition of a part two storey distribution warehouse, offices and ancillary facilities. Construction of a new distribution warehouse and two storey offices and associated facilities, Use class B1, B2 and B8. Adaption of existing access road and services yards, on-site to suit new facilities* (AWDM/1469/15).

The application was determined by the Planning Committee and while not forming part of the decision, it was minuted that '*the Officer to request the applicant consider solar panels on the roof*'

This request was put to the applicant's agent who subsequently agreed to the request. The previous permission is in the process of being implemented with the framework of the new building almost complete at the time of the site visit.

Representations: N/A.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AG3, AE2, AE4, AE5

Adur Local Plan 2014 (emerging): Policies 4, 15, 16, 17 & 26

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The proposed changes were specifically sought by members of the Planning Committee when considering the previous application. The building, while now one of the more prominent in the immediate vicinity, sits within a complex of industrial buildings and it is not considered that the proposal will cause ant significant material impact but will visually demonstrate a commitment to sustainable energy.

Recommendation

APPROVE the non material minor amendment in accordance with the application and accompanying plans. For the voidance of doubt the plan comprises:

Drawing No.C-41, Solar Panels received on 26 October 2016

Existing planning permission AWDM/1469/15 still stands and the conditions imposed upon it continue to apply to the development except that the above plan can be substituted for

Drawings no: nb01465:014: Scheme Six: Roof Plan received 9 October 2015 and Drawing no: nb01465:07D: Scheme Six: Elevations (relating to the southern elevation only) received 15 October 2015

Case Officer: Gary Peck Date: 23 November 2016

Authorised by: Date: 24th November 2016