Development Management – Delegated Officer Report

Application Number: AWDM/0726/17 **Recommendation: APPROVE**

Site: 1 - 3 Eastern Avenue, Shoreham-By-Sea

Proposal: Removal of Condition 5 of AWDM/1579/16 to remove the requirement for on-site cycle parking for the permitted modular office building.

Date of Site Visit: 23 May

Neighbours Checked: Y – site notice displayed

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks the removal of a condition requiring on site cycle parking to be provided prior to the occupation of the building.

A self storage company has occupied the building for some months.

Planning History:

AWDM/1579/16 - Provision of modular office building, external and internal alterations including new mezzanine floor to existing warehouse plus and associated works in connection with self storage centre: granted permission in January 2017.

Condition 5 stated:

> No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
>
> **Reason**: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

Consultations:

West Sussex County Council

The proposal to remove condition 5 of AWDM/1579/16 which requests on site cycle parking has been considered by WSCC as the LHA, and if the requirement is not needed then we raise no objection to this removal.

Representations:

None received

Relevant Planning Policies:

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1

Adur Submission Local Plan – policies 15 and 29

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

West Sussex County Council (WSCC) suggested the imposition of the condition on the original permission although they stated at the time that the cycle parking is '*unlikely to be used given the use of the site*'

The application site is very close to a bus route and reasonably close to the railway station which means there are sustainable methods of transport available but as noted by the original WSCC comments, a building used for self storage is hardly likely to attract significant customers by cycle.

It is therefore considered that the application is acceptable.

Recommendation

APPROVE

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

Case Officer: Gary Peck Date: 19 June 2017

Authorised by: Date: 20th June 2017.