Development Management - Delegated Officer Report

Application Number: AWDM/1666/23 Recommendation – Approve

Site: Unit 2, 30 Chartwell Road, Lancing Business Park, Lancing

Proposal: Change of use from Class B8 storage to Go-Kart manufacturing, maintenance, testing and racing centre (Unit 2 Chartwell Road) - Application to Vary Condition 3 of previously approved AWDM/0243/22. Amendment: to allow the unit to open one hour earlier at 08.00am every day

Date of site visit: No visit undertaken

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in 2010 for the change of use of a former industrial unit to a go-kart facility (ADC/0369/10).

Condition 3 states: "*The premises shall not be open for trade or business other than between the hours of 9.30am and 9.45pm and all activity at the unit shall cease by 10.00pm*.

Permission was then granted in 2022 to vary the condition to allow the unit to operate from 09.00am until 11.30pm. It was also proposed to remove petrol driven cars from the site and replace them with electric go-karts.

This application seeks to vary the opening hours further by opening at 8am every day.

Relevant Planning History

ADC/0369/10 - Change of use from Class B8 storage to Go-Kart manufacturing, maintenance, testing and racing centre (unit 2 Chartwell Road)

AWDM/0243/22 - Change of use from Class B8 storage to Go-Kart manufacturing, maintenance, testing and racing centre (Unit 2 Chartwell Road) - Application to vary condition 3 of ADC/0369/10 to extend operating hours to 09.00am to 11.30pm and change petrol driven Go-carts to Electric.

Consultations

West Sussex County Council: The Highways Authority: No objection

Adur and Worthing Councils: Public Health: No objections

Lancing Parish Council: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 25, 28, 34
National Planning Policy Framework (Dec 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The main consideration is the effect of the earlier opening on the amenities of neighbouring residential occupiers.

Residential amenity

The removal of petrol driven go-karts has reduced odours, noise and pollution and reduced the need for ventilation. Electric cars are silent and their use has had significant benefits both environmentally and in terms of residential amenity.

There have been no known complaints about the facility since it opened. The proposed extension of hours will result in activity from 8am until 11pm every day but, as the go-karts will be much quieter and there is good separation from residential properties, the activity itself is not a concern. Customer cars arriving for 8am have the potential to disturb residents at the entrance to the industrial estate, but there are a number of other businesses on the estate that operate 24 hours a day or which commence operations at the same time as that now proposed. The noise and traffic associated with the go-kart facility at that time is therefore not expected to cause significant disturbance. There is no Environmental Health objection to the extension of the hours.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. The premises shall be used only for the manufacture, maintenance, testing and racing of go-karts and for no other purposes within Use Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification), but with reversion of use to a Class B8 warehouse in the event of such use ceasing.
3. The premises shall not be open for trade or business other than between the hours of 8.00am and 11.00pm on any day, with all activity at the unit ceasing by 11.30pm, and only electric go-karts shall be operated on the site at any time
4. The previously approved extraction or other air handling plant or externally-sited machinery and noise attenuation measures shall be retained permanently unless otherwise agreed with the Local Planning Authority.
5. The previously approved Travel Plan shall continue to be maintained and developed to the satisfaction of the local planning authority.
6. The previously approved measures to control noise emanating from the premises shall be maintained unless otherwise agreed with the Local Planning Authority.
7. The noise from the premises shall not exceed 10dB below background noise level as measured at the entrance to the car park at Units 1 & 2 Royal Buildings, Marlborough Road.
8. The access and parking spaces for vehicles and cycles shall be retained and used only for access and parking of vehicles and cycles incidental to the use of the premises concerned.
9. Any facilities for the storage of oils, fuels or chemicals in connection with the use shall be fixed on an impervious base and surrounded by impervious walls and shall be constructed and completed in accordance with plans to be approved by the Local Planning Authority.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 8 January 2023

Authorised by: Gary Peck Date: 8 January 2023