Development Management - Delegated Officer Report

Application Number: **AWDM/1489/12** **Recommendation – Approved**

Site: **Unit 25, Winston Business Centre, 43 Chartwell Road, Lancing Business Park, Lancing, West Sussex**

Proposal: **Change of use from B1 light industrial to B2 vehicle repairs including car body repairs and paint spraying**

Date of site visit: 14th January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is currently a B1 industrial unit within the Winston Business Centre which comprises of 27 units. The development was granted planning permission in 1982, (L/91/82 outline, L/29/82/TP reserved matters.) There is allocated parking to the front of each of the units which are accessed from Chartwell Road and are located on the Lancing Business Park.

Permission is sought to change the use of the unit from B1 Light Industrial to B2 General Industrial which the applicant proposes to occupy with his business. This will include use of the unit for the storage, cleaning and production of mobile workshops (company vans.) It is also to be used as a site for repairs to cars such as paintless dent removal, window tinting, paint spraying and wheel repairs. The first floor of the unit is to be a modern office and waiting area with kitchen space and bathroom facilities.

Consultations

West Sussex County Council: The Highways Authority has advised that the site has the benefit of 3 car parking spaces which presumably will be mainly for the use of customer cars. However the unit is within a sustainable location and there also appears to be available on street parking along Chartwell Road.

The proposed change in use is not anticipated to increase any significant increase in vehicular movements to the site and therefore on this basis I do not wish to raise any concerns to this application from a highway safety perspective.

Adur & Worthing Councils: Technical Services: - The site lies within the recognised EA flood zone 2. There are no changes to the building fabric and therefore no comments to make regarding surface water disposal. I would consider that a formal FRA is only required if there is, or ever will be, a vehicle inspection pit on the site.

Environmental Health Officer: - No adverse environmental health comments.

Lancing Parish Council: No objection.

Representations

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE2, AE4
South East Plan (GOSE 2009): LOC1, NE5
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Policy AE2 of the Local Plan states that permission will be granted for the development of land (including changes of use of buildings) for B1 and B2 business and industrial purposes, except where development proposed is in close proximity to residential area where the District Planning Authority will require any industrial development to be restricted to a 'B1' use class.

The site is within the central area of the Industrial Estate and away from the boundary with surrounding residential properties. The nearest dwellings are to the north in Tower Road approximately 160 metres away.

Visual amenity, Character and Appearance

The proposal involves no alteration to the external appearance of the existing building and therefore has minimal impact on the character of the surrounding locality.

The proposed change of use to B2 use is compatible with the surrounding character of the locality. The land use is mainly B1 and B2 industrial use within the direct locality of the Winston Business Centre and elsewhere within the Industrial Estate.

Residential amenity

The B2 use proposed will potentially result in more noise and use of machinery than the existing B1/B8 use. However it is considered to be acceptable in this location. There are no adjacent residential dwellings to be affected by any noise and disturbance. As stated above the nearest residential dwellings are to the north of the Industrial estate approximately 160 metres away from the site.

Accessibility and parking

There is allocated parking to the front of the unit for 3 vehicles. Parking provision within the Winston Business Centre appears to be sufficient. The site is within a sustainable location and there is also on street parking available along Chartwell Road. The proposed change of use will not result in any additional parking provision being required. There will also not be a significant increase in vehicular movement to the site.

Flood Risk

The site is located with Flood Zone 2. The applicant has completed the standard Environment Agency form relating to domestic and non-domestic development. The form states that all floor levels will remain the same. The application is for change of use only. No building work will take place other than adding extraction to the building. It is therefore no considered that a Flood Risk Assessment is required as the use will be no more vulnerable to flooding than existing. Technical Services have commented that a Flood Risk Assessment would be required if a vehicle inspection pit were to be installed as this would result in risk to those working on site. A condition is attached to ensure the Council is informed if a vehicle inspection pit is proposed.

Recommendation

APPROVE for the reason:-

The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AE2, AE4).

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans:
   Site Plan – received 19th December 2012
   Location Plan – received 19th December 2012
   Details of Smart Repair Bay – received 19th December 2012
   Elevations and Floor Plans – received 19th December 2012
3. No raw materials finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the building.
4. A vehicle inspection pit shall not be installed at the premises without prior written consent from the Local Planning Authority.
5. Reason: - As the site is located within flood zone 2 and is therefore at risk of flooding.

Informative

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.

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

Case Officer: Hannah Barker Date: 25th January 2013

Authorised by: Jo Morin Date: 29 Jan 2013