Development Control – Delegated Officer Report

Application expiry: 28.12.06.

Application Number: ADC/0415/06 Recommendation - Approve

Site: **Unit 4 Crown Buildings Chartwell Road Lancing West Sussex**

Proposal: **Change of use from bakery to ceramic tiling school**

The Application

The application relates to a business unit within Crown Buildings located on a backland plot on the west side of Chartwell Road. The proposal is for the change of use of the site from a bakery to a ceramic tiling school.

Consultations and Representations

Consultations/Comments

County Transport Planning Services have no objection to the proposals given the accessibility to sustainable modes of transport and the small number of movements associated with the proposal and subject to cycle parking provision.

Environmental Health Officer have no objection to the proposals.

The Environment Agency have been notified but have made no comments.

Lancing Parish Council have no objection to the application.

Third Parties

There have been no third party representations on this application.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC1996): AE2, AT12.
Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

The application unit is one of eight as part of a backland site development at the rear of No.14 Chartwell Road. The application unit is currently vacant but previously was used as a bakery, two other of the units were also vacant at the time of the site visit.

The relevant concern is whether the proposed Sui Generis use will conflict with the other B1 and B2 uses in the surrounding area and also whether the location is within easy reach of public transport.

Policy AE2 requires that Changes of Use should fall within Use Classes B1 and B2 of the Town and Country Planning (Use Classes) Order 1987. Although the proposed educational use would not be either a B1 or B2 use it is considered that the ceramic tiling school would be light industry in its nature and would not conflict with any of the surrounding business activity.

Policy AT12 requires that development, including changes of use, cater safely and adequately for any vehicular traffic that it would generate, be accessible by public transport, have adequate access for pedestrians and cyclists, and include provision for parking and loading space.
The unit itself is located within walking distance of Lancing Railway Station and the bus routes which operate close by on Western Road, Sompting. Additionally the unit has three allocated parking spaces which would be available for parking of the instructor or students, there is adequate on-street parking in Chartwell Road. The applicant has advised that bicycle storage could be made available within the unit itself.

Recommendation

APPROVE for reason that :-
The proposed change of use would meet a need for additional education and training ~~provide a valuable educational~~ facility for the community and could take place without detracting from the local environment or from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AE2, AT12) and the West Sussex Structure Plan (LOC1, DEV1, DEV4-5)

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Case Officer: [redacted]
Date: 20.12.06

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