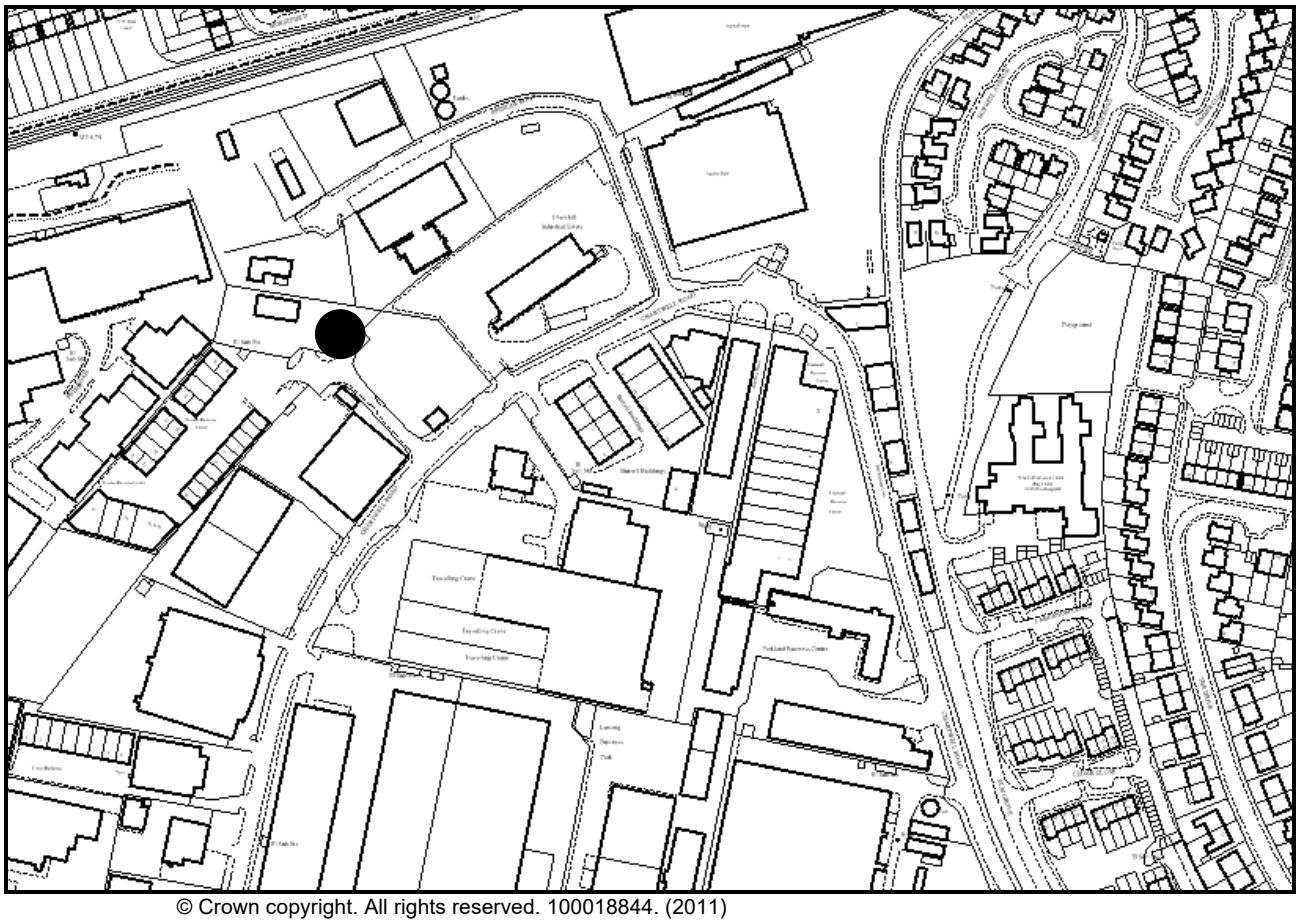
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Consultation Number: AWDM/0345/11 Recommendation - see below
(Application number WSCC/037/11/L)

Site: **Dowling & Rabbit Mini-Diggers Ltd, Chartwell Road, Lancing BN15 8TU**

Proposal: **Consultation by WSCC on application WSCC/037/11/L for change of use to waste storage in association with an ELV de-pollution facility and scrap metal and WEEE transfer station**



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The Application

This application, together with the preceding AWDM/0340/11, constitute a 'County Matter' and therefore the decision is made by WSCC and not this Council.

This site, situated between the larger PCR (former J Davis) scrap and salvage yard on the road frontage (to the east) and the site forming the subject of the other current application AWDM/0340/11 (to the west), was in the past also used as part of a scrap and salvage yard. It is currently used as a storage compound by Dowling & Rabbit Mini-Diggers Ltd, their site sign also referring to excavation, site clearance and demolition work. It has an area of 0.05 hectare and is intended to be accessed from the larger site.

The proposal, also submitted on behalf of Nick Davis, is for the use of this particular area for ancillary waste storage (mainly in ro-ro bins) and parking. It would be directly in association with the use of larger scrapyard site nextdoor as:-

- an 'end-of-life' vehicle (ELV) de-pollution facility (with draining of fluids from vehicles plus removal of tyres and batteries undertaken in the existing workshop building on the larger site);
- a transfer station for small quantities of scrap metal and WEEE items collected locally which will also be bulked up.

The details of the use are described under application AWDM/0340/11.

Consultation and Representations

Under the relevant Regulations, all consultations and publicity are carried out by WSCC.

Environmental Health: See comments under AWDM/0340/11.

Relevant Planning Policies and Guidance

See AWDM/0340/11

Planning Assessment

This proposal is only for ancillary storage and parking related to the proposal described and assessed under AWDM/0340/11.

It is, in effect to increase the size of the scrap metal-handling and recycling site. However, the extent of the increase is only 0.05 hectare making it 0.18 hectare overall.

Taken in the context of the existing character of the site and the other larger existing waste-handling sites in the vicinity, it is not considered that an objection is justified but the same considerations apply as to AWDM/0340/11.

Recommendation

To inform West Sussex County Council that this Council has no objection in principle but seeks additional information regarding noise. Subject to a satisfactory Noise Assessment report being submitted by the applicant and meeting the EHO's requirements, the Council would raise no objections subject to imposition of appropriate conditions including limiting hours of operation, controlling activities to limit noise (dependant on the EHO's comments on the requested noise report), safeguarding against pollution (depending on advice from the Environment Agency); and requiring adequate on-site parking and turning space for cars and HGVs.

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