Expiry Date - 05/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0918/11

Recommendation – No objection to County Consultation

Site: **Unit 6 Chartwell Road Lancing Business Park Lancing**

Proposal: **Consultation by WSCC on 'County Matter' application for change of use of industrial unit to waste transfer station (WSCC/066/11/L)**

The Application

The application constitutes a 'County Matter' and therefore the decision is made by WSCC and not this Council.

The applicant is Brighton Paper Round, a waste and recycling collection company, who "sorts, cleans and stores a range of commercial waste materials including paper, cardboard, plastic bottles, cans and others for onward collection by third party specialist recycling companies." They are currently based in Brighton but are now seeking larger premises.

The application is seeking a change of use from B2/B8 to a waste transfer and recycling station (sui generis). Unit 6 is situated on the north east corner of a larger building which has been divided into several units. Unit 2 has recently been granted permission to be used as a go-kart facility. Unit 4 has a recent B2 permission.

The use is expected to sort 1500 tonnes of waste materials initially, although this is expected to rise as the customer base increases. A fleet of 6 vehicles, comprising small trucks and vans, is used. Sorting is carried out mechanically using fork-lifts, a can separator and a baling machine. All sorting will be carried out inside the building with the roller shutter doors closed.

The sorted materials are then loaded into skips using cages and forklifts. Some external movements would be expected as collection /delivery vehicles are loaded/unloaded. Processed waste will be stored in skips or baled to await onward collection, which will take place approximately twice a week.

No external changes are proposed to the building. Hours of operation would be mainly 7am to 6pm Monday to Friday and 7am to 1pm on Saturdays. The applicants have stated that there may be demand for a limited service outside of these hours and have therefore requested 6am to midnight every day.

Consultations and Representations

Consultations/Comments

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

Environmental Health: No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE2, AE4
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS4 'Planning for Sustainable Economic Growth' (DCLG 2009)
PPG13 'Transport' (DTLR 2001) and updated 2011
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

The Adur District Local Plan shows the site is within an area which is identified for B1, B2 and B8 business and industrial uses, subject to the impact on residential amenity and other local environmental conditions.

Noise and amenity

The main consideration is the impact on the amenities of the area through the potential for increased noise. Generally the proposed use is unlikely to generate any more noise than a general industrial B2 use, such as that permitted in the adjacent unit. However, the use of the can separator and baling machine has the potential to result in noisy operations and it is important that a condition is imposed to ensure that the roller shutter doors are closed when these machines are in use.

Collection of skips and baled materials could potentially occur in the early morning and very late at night if the hours sought by the applicant are accepted. There is concern that vehicles arriving/leaving at these hours, together with associated forklift movements to load/unload vehicles, will be harmful to amenity outside of normal working hours. While the unit is some distance from residential dwellings, vehicles will have to pass close to the dwellings when arriving or leaving the site, with the potential to cause disturbance when it is quiet at night. The hours proposed may also create a precedent for other units to expand their operating hours, to the detriment of the amenities of the surrounding area. West Sussex County Council is

therefore requested to limit the hours of operation to 7am to 6pm initially to enable an assessment of the noise and activity associated with the use to be carried out before consideration is given to allowing the hours to increase.

Traffic

Traffic generation per working day is not considered to be excessive or unusual within the industrial site, subject to the hours of operation being as specified above.

Recommendation

To inform West Sussex County Council that this Council has no objection to the proposed change of use subject to suitable conditions to ensure that all sorting of materials takes place within the building with the doors closed and that the hours are restricted to 7am - 6pm Monday to Friday and 7am -1pm on Saturdays.

Case Officer Peter Barnett Date 18 November 2011

18/11