expires 3/11

Development Control – Delegated Officer Report

Application Number: ADC/0445/08 **Recommendation - Application Permitted**

Site: **Unit 1 Quoin Estate Marlborough Road Lancing West Sussex**

Proposal: **Continued standing of waste skip on forecourt (renewal of ADC/0292/06)**

The Application

The application seeks to renew permission for a waste skip situated in the north west corner of the parking area in front of unit 1, Quoin Estate. Permission was originally granted in 2003 (L/182/03) and renewed in 2006 for a period of 2 years to enable the Council to review the circumstances on site. The skip occupies the end parking space furthest from the unit and there are 3 spaces still available to serve the unit.

Consultations and Representations

Consultations/Comments

West Sussex County Council – The County Transport Planning Officer has no objection to the continued loss of one parking space as he is not aware of any concerns that have arisen as a result of this loss.

Lancing Parish Council – No objections

Third Parties

1 letter received from the occupier of 13 Bessborough Terrace confirming that they have no objections

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, NE5, DEV1, DEV5

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AE2

Circular 11/95 "The Use of Conditions in Planning Permissions"

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). DEV5 requires car parking to be provided which is compatible with the need to avoid environmental or safety problems. NE5 supports business development in the County to maintain the supply of premises and jobs.

AE2 of the Local Plan permits business and industrial uses within this designated area subject to, among others, on-site parking arrangements being acceptable.

Visual amenity and character

There are other skips and containers on the estate, albeit with temporary consent. Temporary permissions were granted as the skips are placed on parking spaces and could therefore cause problems should the circumstances of the tenanted units change.

The applicants are ceiling contractors and most of the materials disposed of come from the taking down of ceilings (i.e. plasterboard, etc). The skip is emptied when full, usually twice a month.

It does not appear as an unsightly or unusual feature within the context of the industrial estate and there is no objection on visual grounds to a temporary renewal.

Residential amenity

The skip is located at the unit furthest from the residential properties in Bessborough Terrace to the south and does not result in any loss of residential amenity.

Access and Parking

The County Transport Planning Officer has no objection to the continued loss of one parking space as no parking problems were, or have been, evident on site. In order to ensure that the circumstances of the site are reviewed, a further temporary permission should be granted. Circular 11/95 states that temporary permission will normally only be appropriate either where the applicant proposes temporary development (such as the current proposal) or when a trial run is needed in order to assess the effect of the development on the area (in this case, the impact on parking in the area). However, as this is the third application for the continued siting of the skip, it is considered that a longer three year permission is appropriate on this occasion.

Recommendation

APPROVE for reason that :-

Owing to its siting and poor quality appearance, the skip does not fully accord with the standards normally expected for development within the District. However, having regard to the relevant policies of the Adur District Local Plan (AG1, AE2) and the West Sussex Structure Plan (LOC1, NE5, DEV5) which seek to meet the needs of local businesses, a further temporary period permission is considered acceptable.

Subject to

1. C1Di (amended). The skip hereby permitted.....ending on October 31st 2011.
   Reason – To enable the local planning authority to review the special circumstances under which this permission is granted, having regard to policies AG1 and AE2 of the Adur District Local Plan and LOC1 and DEV5 of the West Sussex Structure Plan

Case Officer..P Barnett..... Date..21/10/08

21/10