Development Management - Delegated Officer Report

Application Number: AWDM/0983/17 Recommendation – Approve

Site: **8 Cecil Pashley Way Shoreham (Brighton City) Airport, Lancing**

Proposal: **Installation of 7 air conditioning condenser units to the front (south) elevation. Removal of existing rear (north) fence and entrance gates between units 8 and 9 and replace with new chainlink fence with green netting to inside and single leaf swing security gate. Installation of generator, 3 x chillers, 3 pump sets, water tanks, filtration pump, load banks, 2 x bunded oil tanks, bunded fuel tank, air compressor and jet cowl exhaust extraction.**

Date of site visit: 21 July 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an industrial unit at Shoreham Airport which is to be occupied by Cox Powertrain Ltd, an engineering company. The application proposes a number of alterations as follows:

- To relocate 7 air conditioning condenser units from the sides of the building to the front, away from the vehicular access where they were at risk of damage.
- To remove and replace an existing gate and fence at the side and rear of the building. The fence will be chainlink to match existing with green mesh netting affixed to the inside of the fence to add a degree of privacy.
- To install a number of various types of equipment at the rear of the building required in connection with the engine testing to take place in the building, including a jet cowl ventilation hood which will rise to 1.5m above the roof.

Relevant site history

AWDM/0713/16 - Variation of condition 2 of approved L/111/96/TP substituting the reference to Ricardo to Cox Powertrain Ltd for the use of the unit

Consultations

Adur & Worthing Councils: The ***Environmental Health*** Officer has no objections.

Lancing Parish Council: Not received

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AE10, AE12, AE14, AG1, AP7
Submission Adur Local Plan (ADC 2014): Policies 7, 26
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The site is located outside the 'built up' area within an area of countryside (Local Green Gap) which separates Lancing and Shoreham. Development at Shoreham Airport is currently restricted by a legal agreement to the southern part of the site, on either side of the terminal building. The adopted Local Plan recognises the need for Shoreham Airport to be economically viable and supports limited development primarily for airport-related businesses consistent with environmental protection policies.

Policy 7 within the Submission Local Plan allocates the north-eastern part of the Airport for 15,000sqm of new employment-generating floor space (aviation and non-aviation related) subject to (amongst other things) improvements to the A27 Sussex Pad junction, completion of the Adur Tidal Walls, and mitigation of impacts on landscape, ecology etc. Policy 26 seeks to resist changes of use from Class B1, B2 and B8 on employment sites including Shoreham Airport.

Visual amenity

The proposed development is relatively minor in nature. The relocation of the a/c units to the front has the potential to make them more prominent but there is a reasonable amount of vegetation in front of the building to provide a screen. The proposed roof ventilation unit is a steel hood which will be a modest addition to this industrial building and will not cause visual harm to the wider area.

The proposed replacement fence will match the existing chainlink on the same line but with the addition of a green mesh netting to provide an element of screening and privacy to the rear yard and the new equipment to be placed within it. There is existing green mesh metting on the entrance gates on the east side and it is considered to be preferable to the solid 3m high security fence which was originally proposed.

While facing the airfield and visible in distant views from the riverbank and airport access road, it is not considered that the proposal will cause harm to the visual amenities of the locality, which consists of a working airfield and hangars/industrial buildings, or compromise the Local Green Gap.

Residential amenity

There are no residential properties close to the site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 9 August 2017

Authorised by: Gary Peck Date: 14 August 2017