Development Control – Delegated Officer Report

Application Number: ADC/0403/10 Recommendation – APPROVE

Site: Unit 7, G3 Business Park, Dolphin Road Shoreham-by-Sea BN43 6AN

Proposal: Relaxation of conditions 4 and 10 of SU/168/05 to enable standing of waste skip on parking space (retrospective)

The Application

These units form part of a development of 12 small business units allowed on appeal in September 2006 (SU/168/05). They are situated at the eastern extremity of Dolphin Road, beyond the large Southern Water stormwater storage tank, and back onto a horse-grazing field and a mobile phone mast. The railway lies to the south and there are a school playing field and houses to the north in Church Green (off Middle Road). Unit 7 is occupied by Aliport. Unit 6 is occupied by Higgidy Pies, Unit 3 is occupied by Mid Sussex Scaffolding and Units 4 & 5 by Mid Sussex Roofing Supplies. Woods of Sussex occupy Units 8-10 for car preparation and MOTs.

Condition 4 of the permission required the provision of the access and parking spaces and adds “Such provision shall thereafter only be used for access and parking of vehicles and cycles incidental to the use of the premises concerned.”
Condition 10 states:- “No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the buildings or within enclosed storage areas approved in writing by the LPA.”

In June 2010, temporary and personal permission (ADC/0153/10) was granted to Mid-Sussex Roofing retrospectively for external storage in front of Units 4 and 5, comprising mainly roof tiles in shrink-packed packs each about 0.9m high (stacked 2 high) plus a recycling bin in front of Unit 5, and battens in front of Unit 4 in a pile about 1m high. This left 3 parking spaces in front of Unit 4 plus 4 parking spaces in front of Unit 3 and 6 parking spaces on the opposite (west) side of the access road. There is also a retrospective application by Higgidy Ltd for storage of pallets and a skip on the 4 parking spaces in front of Unit 7 (ADC/0351/10).

Consultations and Representations

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE2, AE4, DP.AE2

Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS4 'Planning for Sustainable Economic Growth' (DCLG 2009)
Circular 11/95 'The Use of Conditions in Planning Permissions' (DoE 1995)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that within the built-up area development will normally be permitted subject to othe policies and to it not detracting from the existing local urban environment. The site is subject to development proposal DP.AE2 which states that permission will be given for Class B2 industrial use subject to local environmental considerations and subject to access and parking being acceptable. AE2 refers to limitation to B1 use near dwellings.

Government policy in PPS1 refers (paras 17 & 18) to the commitment to protecting and improving the environment and states that planning should seek to maintain and improve the local environment and help mitigate the effects of declining environmental quality through positive policies on issues such as design.

PPS4 'Planning for Sustainable Economic Growth' states that the main objectives include building prosperous communities by improving economic performance, reducing gaps in growth rates, promoting regeneration, and reducing the need to travel especially by car. Policy EC10 states that, in determining applications for economic development, a positive and constructive approach should be taken and they should be assessed against the impacts on climate change; accessibility; whether they secure a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions; economic and physical regeneration and social inclusion; and local employment. EC18 states that local parking standards should apply unless the applicant has demonstrated a higher level of provision is needed and shown measures to minimise the need for parking. In the absence of local standards, the maxima in PPG13 will apply.

In the present case, the external standing of a skip is a relatively minor breach of conditions 4 & 10 of the permission SU/168/05/TP granted on appeal. Being an appeal decision no specific reasons are given for each condition but these conditions were suggested by the LPA and agreed by the developer for the reasons of (1) ensuring adequate access/parking space for vehicles and (2) a reasonable standard of appearance. External storage is not something that the Council would wish to encourage, especially on a new development, because of its adverse environmental effect and it needs to be demonstrated why there is an over-riding need for it. However, a skip is much more minor.

The total parking provision on the development has been provided to the higher Class B1 ‘business’ standard than the lower standard applicable to Class B8 ‘storage and distribution’ (with 68 spaces serving 2,043sqm). Unit 7 has 6 spaces allocated to it, including 2 spaces on the west side of the accessway, which, under the adopted standard, is the maximum for its floorspace of 172sqm. For B8 use, it only requires 2 spaces and this number also appears sufficient for the particular needs of this business in respect of this unit.

The other main concern is visual amenity. Although the parking area can be seen in a view from the backs of houses to the north, the location is not conspicuous in public views. The adverse effect of the skip is insignificant.

Given the very limited effect of the skip, it is considered that it should be approved and that there is insufficient justification, in this instance, for it being temporary and/or ‘personal’.

Recommendation

APPROVE for reason that:-

The skip does not cause significant detraction from the appearance of the development nor result in inadequate parking provision. Having regard to the desirability of providing for the needs of the business from an economic regeneration aspect and to the site being relatively away from public view, it is considered that there is no material conflict with the relevant policies of the Adur District Local Plan (AG1, AE4).

Subject to:-

1. The permission hereby granted is solely for the standing of a single waste skip within one parking space and there shall be no other external storage without the written approval of the Local Planning Authority and no fences, gates or other means of enclosure.

R. To ensure adequate access and parking provision and in the interests of visual amenity, having regard to policies AG1 & AE4 of the ADLP.

Case Officer: Keith Morgan Date: 16 November 2010