expires 16/11/09

Development Control – Delegated Officer Report

Application Number: ADC/0372/09 Recommendation - Permit

Site: Unit 7 Peter Road Sompting Lancing

Proposal: Change of use from Class B2 (general industrial) to B8 (storage and distribution)

The Application

The application premises are comprised of a single-storey building located at the northern end of Peter Road, directly adjacent to the coastal railway line. The building is arranged with a factory building towards the rear of the site with an internal floor area of 432sqm. To the front of the factory building is a 97sqm single-storey extension, with ancillary office space, staff room and wc's.

The proposals are to change the use of the main factory building into B8 Storage.

The site sits to the north of No's 1 – 6 which are also occupied by the applicant Seevent Plastics Ltd. Directly to the east is Eschmann House a large three storey Office / Industrial building, with large forecourt and parking directly to the south. To the south of the site is No.9 which is occupied by JRP Distribution Ltd, with No.8 attached to the south which is currently vacant.

Consultations and Representations

Adur District Council: The Environmental Health Officer has no objection to the proposals.

Lancing Parish Council: No observations.

Third Parties: There have been no third party representations on the application.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AE2.
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG4 'Industrial and Commercial Development and Small Firms' (DoE1992)
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies
The site is located within the Lancing Business Park where policy AE4 is relevant. The policy states that redevelopment of the sites within Use Classes B1, B2 and B8 will be acceptable subject to them complying with policy AE2.

Policy AE2 states that permission will be granted for Changes of Use for business and industrial purposes which fall within Use Classes B1 and B2 except where the location is in close proximity to residential areas, where the use will be restricted to Class B1.

Viability of Lancing Business Park
Whilst policy AE2 does not specify class B8 storage and distribution, there would clearly be no land-use objection to the principle of another storage and distribution site within the Business Park. The site is currently vacant, and the proposals would enable the applicant, who occupies the adjacent units No's 1-6, to expand their business and increase their staffing levels by seven. This would benefit the growth of their company and the viability of the Business Park.

Residential amenity
The Environmental Health Officer has made no objections to the proposed change of use with regards to the likelihood of disturbance to the residential areas on the fringe of the Buisness Park. The current use is B2 general Industrial and it is considered that this would have a much higher expectation of localised noise from the site that it would of the use were to be for storage alone. The closest properties are some 80m away to the north, located on the other side of the railway line and part of the Council's own depot carpark. It is not considered that the change in use would result in there being an increase in the level of disturbance experienced by nearby dwellings through issues relating to noise.

Access and Parking
The site itself has a capacity for parking of 3 cars and 2 light goods vehicles off-street. Whilst to the east there is a large shared forecourt between the side of the building and the front of No.6 which could easily accommodate more parking. The site is in a relatively sustainable location with regards to public transport and it is not considered that levels of parking would be exceeded. There is internal space that can be made available for the parking of bicycles for new members of staff.

The former use of the site as an independent business operation would have lead to multiple deliveries and traffic movements of Heavy Goods Vehicles across the separate units, therefore it is considered that the use by one company would probably represent a reduction in the amount of HGV's coming to the site at once.

Recommendation

APPROVE for reason that :-

2PPii – (AG1 AE2, AE4)

1. C1Ci
2. C8Gii – amended
   The use hereby permitted shall not be undertaken until provision for access and parking of cycles has been..... thereafter be used for access and parking of cycles incidental...etc
   Reason: *To ensure adequate provision for cycle parking and to comply with Manual for Streets.*
3. C10Di

Case Officer: [redacted]
Date: 09/10/09 PB 12/10/09