Development Management - Delegated Officer Report

Application Number: AWDM/1063/18 Recommendation – Approve

Site: Land South Of Units 1 To 7 Lady Bee Industrial Park, Albion Street, Southwick

Proposal: Construction of electrical landlords kiosk.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in April for the erection of 14 commercial units in three blocks for use classes B1 (business) and B8 (storage or distribution) with associated car parking, cycle storage and landscaping (AWDM/0098/18).

It is now proposed to erect a landlord's electric kiosk on the northern boundary of the site, partly within and partly outside of the original red edged site area. The kiosk measures 2.7m high, 5.7m long and 4.2m wide. It will sit on a concrete plinth 0.75m high so will be 3.4m high when viewed from the north where the ground level is lower than that of the main site. The kiosk will finished in Goosewing Grey GRP.

Relevant site history

AWDM/0098/18 – Erection of 14 commercial units in three blocks for use classes B1 (business) and B8 (storage or distribution) with associated car parking, cycle storage and landscaping - Approved

AWDM/1064/18 - Application for minor material amendments to permission reference AWDM/0098/18 including revision to elevations, roof treatment and fenestration, amendments to bin and bike store and viewing deck, removal of ramped access and gate to canal and the addition of air source heat pumps, wall on southern boundary and electricity substation – Pending Decision

Consultations

West Sussex County Council: The **Highways** Officer has no objection. The proposed Electrical Landlords Kiosk is to be positioned within an existing enclosure serving the Lady Bee Industrial Park. The plans demonstrate that the kiosk will be situated along the northern site boundary adjacent to the Marina restrooms. The proposal does not see a reduction in parking spaces nor does it prevent vehicles from turning or accessing the site. The kiosk would not be anticipated to materially generate any additional vehicular movements to the site and any movements for maintenance purposes would not be anticipated to cause a detrimental impact on the highway. The Kiosk is

not placed within the highway boundary and does not provide an obstruction to pedestrians.

Adur and Worthing Councils: The **Environmental Health** Officer has no adverse comments

The **Engineer** has no objection

Environment Agency: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1,2 ,4, 8, 15, 18, 25, 28, 29, 30, 34, 35, 36
Proposed Submission Shoreham Harbour Joint Area Action Plan 2017 Policies CA5, SH1, SH3, SH5, SH6, SH7, SH8, SH9
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises ancillary development related to an already approved larger scheme and is acceptable in principle. The relevant issues are the effect on the character and appearance of the area.

Visual amenity

The kiosk is a relatively minor building in the context of the overall development for 14 industrial units on the land to the south and is not expected to have a significant visual impact. It will sit adjacent to an existing toilet block which has a steeply pitched roof with front gable and which projects further to the north, thereby screening the kiosk from views from the east.

Residential amenity

No dwellings are affected by this proposal.

Parking and Access

The kiosk will encroach onto land currently used for informal parking in connection with the industrial units to the north. While there may be some inconvenience for users of those units, the land is not a dedicated parking area and no objection is therefore raised to this proposal on highway grounds.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Precautionary contaminated land

Case Officer: Peter Barnett Date: 13 November 2018

Authorised by: Gary Peck Date: 14 November 2018