expiry
27/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0468/07 **Recommendation – Permit Application**

Site: **Unit 10 Burrell Buildings Chartwell Road Lancing West Sussex**

Proposal: **Change of use from storage to B2 (general industrial) to be used for servicing, repairing and M.O.T station for motor cycles**

The Application

The site is located within Lancing Business Park in the built up area of Lancing, vehicular access to the site is from Chartwell Road. Burrell Buildings consists of two single storey industrial buildings, the most westerly building accommodates 8 of the smallest units providing 90 square metres of floor space and the building to the east provides space for 5 larger units with 190 square metres of floor space.

As existing S.B.S Motorcycles are based at Unit 6 one of the smaller business units and this unit has a B2, general industrial use. Planning permission was granted for a change of use in 2004 (L145/04) from B8 storage to B2, servicing, repair and MOT testing of motorcycles. The current business is expanding and requires larger premises. It is proposed to move the business to Unit 10 one of the larger units. Currently Unit 10 has a B8, storage and distribution use, permission is sought to change the use of this unit to B2 general industrial use to accommodate the existing business. It should be noted that Unit 10 is currently vacant.

Consultations and Representations

County Transport Planning Services: - No highway objection is raised although it is recommended that any planning consent should have suitable conditions attached to secure car and cycle parking.

Director of Services: - Environmental Health – No objection but would request that any previous conditions imposed on Unit 7 should be applied to Unit 10 to ensure consistency and detriment to public amenity.

Third Parties: - One letter has been received stating no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005): LOC1, NE1, NE5, ERA1, ERA5, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) AG1, AP7, AT12, AE2, AE4,
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG4 'Industrial and Commercial Development and Small Firms' (DoE 1992)
PPG13 'Transport' (DTLR 2001)
PPS24' Planning and pollution Control' (ODPM 2005)

Planning Assessment

Policies

The proposal is acceptable in principle as the site is located within the Lancing Industrial estate which is specifically identified for business, industrial and storage use in the Adur District Local Plan (AE2 and AE4). Policy AE2 states that development for purposes within Use Classes B1 and B2, including changes of use, will be granted subject to restriction to B1 for those parts in close proximity to dwellings; to access and parking arrangements being acceptable in the local environment and to landscaping.

Visual Amenity

Unit 10 is currently vacant and there are no external changes proposed to the existing building. The business will be moving from Unit 7 which is directly opposite Unit 10. There will therefore be no adverse impact on the visual amenity of the locality.

Residential Amenity

There are no residential properties located within the vicinity of the site, the site is surrounded by industrial buildings.

Parking

Parking is provided on site for the use of the business units. 3 parking spaces are allocated for the use of Unit 10. The adopted maximum standard for the amount of floor space in this case is 9 parking spaces. Central Government requires car parking standards to be maxima, in order to discourage use of cars and encourage more sustainable forms of travel, as stated in PPG14 and reflected in policies DEV4-5 of the Structure Plan. The site is located within a sustainable location on a public transport route. It should be noted that 3 staff will be employed at the site and a condition is attached below to ensure that cycle parking is provided in relation to this unit. It is therefore considered that this parking provision is acceptable in this case.

Recommendation

APPROVE for reason that :-

The proposed use would not detract from the existing environment of the Business Park and can take place without resulting in unacceptable detriment to the neighbouring premises. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AE2) and approved West Sussex Structure Plan (LOC1, NE5, DEV1, DEV4-5)

1. C1Ci
2. C8Gi
3. C10Di (amended) No vehicles, 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 Local Planning Authority.
   Reason: - ....and to comply with policy AT12 of the Adur District Local Plan, DEV1 and DEV5 of the adopted West Sussex Structure Plan.
4. C10Dii
   Reason: - ...and to comply with policy AP7 of the Adur District Local Plan, DEV1 of the Adopted West Sussex Structure Plan.

Case Officer..... J Baker .....Date....17/9/07.