Dep 2/2

Development Control – Delegated Officer Report

Application Number: ADC/0474/06 **Recommendation – APPROVE**

Site: **Ricardo Engineers Ltd, Old Shoreham Road Lancing**

Proposal: **Prefabricated workshop building**

The Application

The proposal is for a prefabricated steel building 10m long and 8m wide, with a ridged roof 6.2m high. The walls would be 'goosewing grey' and the door blue.

It would be positioned on a concrete area where a portable building stood until about 3 years ago, in the centre of the complex of buildings, towards the eastern side, adjacent to the emissions lab test facilities building.

It would be used as a vehicle workshop (garage) for mechanical work as part of the automotive design activity. Typically, removal and re-fitting of components.

Consultations and Representations

Environment Agency: No objection provided the building is fixed to the existing hardstanding and does not involve excavation or pile foundations. If not, it would be necessary to imposed a condition requiring investigation of any contaminated material and a method statement for dealing with it.

Lancing Parish Council: No objection.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC2, NE1, NE5-6, CH1, CH3, ERA1, ERA4-5, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP3, AP7, AC1, AC2-4, AE18, AT12
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG4 'Industrial and Commercial Development and Small Firms' (DoE 1992)

Planning Assessment

The Ricardos complex lies within the AONB and strategic gap. However, it is specifically subject to policy AE18 of the Local Plan. This states that business or industrial development will be permitted if it is essential to the viability of the

business; it is of an appropriate design and construction and unobtrusive in the landscape; access and parking are satisfactory; and it does not interfere with airport safeguarding.

Structure Plan policy DEV1 requires high quality development taking into account the need to integrate with adjoining land uses and minimise potential conflicts between land uses and activities.

The proposal is for a building which is small and relatively insignificant in relation to the existing adjoining buildings. It would not affect the overall appearance of the premises and not harm the surrounding landscape. It would not affect car parking requirements or have transport/access implications, nor affect airport safeguarding. It is necessary to a business which is of more than local importance.

It is concluded that it meets Local Plan and Structure Plan requirements and that it should be permitted.

Recommendation

APPROVE for the reason:-

2PPi amended

The proposed development is necessary to the needs of a business important to the economy and can take place without resulting in unacceptable detriment to the landscape of the Sussex Downs AONB or to the open character of the strategic gap of countryside within which the premises are located, without generating additional vehicular traffic, and without compromising airport safety. It consequently does not conflict with the relevant policies of the Adur District Local Plan (AG1, AP3, AP7, AC1, AC2-4, AE18, AT12) and West Sussex Structure Plan (LOC2, NE1, NE5-6, CH1, CH3, ERA1, ERA4-5, DEV1, DEV4-5)

Subject to:-

1. C1Ci (Standard time limit)
2. In the event that ground excavations are required, any visibly contaminated or odorous material not previously identified found to be present must be investigated. The LPA shall be informed immediately of the nature and degree of contamination present and the developer shall submit a Method Statement which must detail the means of dealing with this unsuspected contamination.
   R. To protect controlled waters having regard to policies AP2 of the ADLP and ERA5 of the WSSP.

Case Officer..... Date.....30/1/07.....

Head of Planning & Community..... Date.....30.1.07.....