Development Management - Delegated Officer Report

Application Number: AWDM/0026/18 Recommendation – Approve

Site: Car Park West Of 48 Nicolsons Wharf, Waterside Road Southwick

Proposal: Continued use of land as car park for No. 48 Wellington Road.

Date of site visit: 29/1/18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a strip of land adjacent to the A259 which has been used as a car park by the adjacent commercial premises at 48 Wellington Road, which lies within Brighton and Hove. The premises have recently been purchased by Shoreham Port Authority (SPA).

While the land appears to have historically been used as a car park, the landowners are West Sussex County Council and they require SPA to obtain formal planning permission before the land can be leased to them.

The site measures approximately 56m by 10m and is shown as being capable of accommodating 22 parking spaces. Currently the site has a largely tarmac surface with grass verges to the north and south. The south verge will be removed to accommodate the new spaces.

The site is accessed via a narrow road which rises up to the site. The site sits at a considerably higher level than the port basin to the south. To the north is the A259 with a school and industrial/commercial premises beyond.

Relevant site history

None found

Consultations

West Sussex County Council: The **Highway** Officer has no objection. Advises that the site is accessed via a road outside of WSCC ownership; therefore East Sussex County Council should also be contacted for advice relating to this proposal.

The Local Highways Authority (LHA) note that the dimensions within the car park fall short of WSCC specifications which would require 6m to the rear of each space to manoeuvre 90 degrees into and out of the space. It is however acknowledged that this land has served a previous use as a car park by a previous owner. Upon inspection of Sussex Police collision data there appear

to be no highways accidents or personal injury claims associated with this car park or the access to such, to warrant a highways safety concern.

There are no capacity concerns with the proposal from a Highways perspective. This use has functioned for some time with no known highways safety concerns.

Brighton and Hove City Council: No comment from planning point of view. Highway comments not received.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 4, 8, 15, 28
Proposed Submission Shoreham Harbour Joint Area Action Plan 2017 Policy CA3
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The site lies within the operational area of Shoreham Port and falls within Character Area 3 of the JAAP where land on the south side of the A259 is predominantly port-related. Employment and port-related uses are protected.

This proposal seeks to retain a car park area for continued use as a car park in connection with port-related business and there is no objection in principle.

Visual amenity

The site is partly screened from the A259 by existing poster hoardings. The continued use of the land for car parking in this industrial location adjacent to the busy A259 will not have a detrimental visual impact.

Residential amenity

There are no residential properties affected by this proposal.

Parking and Access

West Sussex Highways have no concerns with the proposal. While the proposed spaces and turning area are slightly below standard, they note that the site has functioned as a car park previously with no known issues.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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.

Case Officer: Peter Barnett Date: 7 March 2018

Authorised by: Gary Peck Date: 7 March 2018