Expiry 13/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0480/06 **Recommendation – Permit Application**

Site: **Robell Ltd Chartwell Road Lancing West Sussex**

Proposal: **Alterations to convert factory into 11 units for Class B1/B8 (business/storage) purposes**

The Application

The application premises comprise a vacant industrial site. Full planning permission is sought to convert the existing redundant factory into 11 individual units to be used for light industrial/storage B1/B8 use. Associated elevational alterations and parking is also proposed.

This application is an amended resubmission of a previous scheme ADC/0255/06 which was for the division of the building into 13 B1/B8 units. This application was refused due to firstly the submitted plans being unsatisfactory, lacking detail and secondly on highway safety grounds in relation to the south east entrance.

The site is located on the west side of Chartwell Road, within the Lancing Business Park surrounded by other industrial units. The adjacent road is one way and subject to a 30mph speed limit.

The subdivision of the building will result in 11 self contained units of various internal sizes. The existing footprint and scale of the building will remain as existing. The building layout also remains essentially unchanged. It is proposed to reclad the external elevations with aluminium sheeting with new window frames and roller shutter doors.

There are three existing access points to the site, two on the northern boundary serving the small car park area and the main entrance which is on the south-east boundary. An 'in' 'out' access arrangement is proposed to the northern access points. The main access to the south-east is to be upgraded to a bellmouth with kerb radii.

The car parking as existing on site is not laid out formally, it is proposed to formalise the parking layout to maximise parking spaces within the site. There is no proposed increase in parking space.

Consultations and Representations

Third Parties: - No third party representations have been received in this case.

Country Transport Services: - No Objection – Provided that a condition can be added to the planning permission requiring that production of a Staff Travel Plan for each individual occupier and secured covered cycle parking can be provided the Highways Authority is satisfied to accept the reduced car parking provision which is below WSCC car parking standards.

An 'in' 'out' access arrangement should be created with the northern accesses, with the most north westerly access acting as the 'out' the applicant should confirm acceptance of this.

The existing main entrance should be upgraded to a bellmouth with kerb radii, these works would need to be carried out under S278 Agreement.

I do not consider there to be any grounds to object to these proposals. Therefore no highway objection would be raised, subject to the requirements set out above.

Relevant Planning Policies and Guidance

West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE1, NE5, ERA1, ERA5, DEV1, DEV4-5
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): R1, E1-2, T1, T3, T4, ENV2, ENV4
Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP7, AT12, AE2, AE4
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 because the site is located within an area which is specifically identified for business, industrial and storage use both in the Local Plan (AE2 and AE4) and submission Core Strategy (E1). E1 proposes the retention and enhancement of existing employment sites in Lancing Business Park including their upgrading to meet modern standards required by businesses and to be more resource efficient. AE4 states that mixed use redevelopment for B1, B2 and B8 purposes will be supported.

Policy NE1 of the Structure Plan requires sufficient provision to be made for new employment floor space in each District. NE5 states that development for business, industry or warehousing should be permitted provided the accommodation is suited to the needs of local businesses and those seeking to relocate from elsewhere and employment land should not be redeveloped for other purposes where it is important in maintaining the supply of premises and jobs in the area and minimising development of greenfield sites. R1 of the Adur Core Strategy also promotes economic growth and regeneration.

The proposal therefore accords with the policies of both established and new Plans and Strategies.

Parking and Access

It is proposed that the car park is to be formally laid out to provide 53 parking spaces to serve the development. West Sussex County Council consider this to be acceptable provided that a condition is attached to state that a Staff Travel Plan is submitted for each occupier and cycle parking is provided.

The three existing accesses are to remain; the north east entrances are to be an 'in' 'out' arrangement as requested by West Sussex County Council. The applicant has agreed to this arrangement and an amended plan has been submitted to show this. The existing, most southerly access is to be increased in width with a bellmouth with kerb radii. The Highways Authority have no objection in this case subject to conditions relating to the above requirements.

Residential Amenity

There are residential properties located to the south east of the site at a minimum distance of 84 metres. The proposed building will therefore not have any impact with regards to loss of privacy and loss of light. The use of the building for the purposes proposed is also unlikely to have an impact on the adjacent properties in terms of noise or disturbance from processes carried on and they are not so close to warrant a restriction to B1 use. The possible, additional traffic generated is also not likely to be such as to have a significant impact on existing noise levels.

Visual Amenity

No increase in scale or footprint of the building is proposed, the only external changes which are proposed are the cladding of the external elevations, new window frames and roller shutter doors. These external alterations will update the existing building to enhance its appearance within the locality. The details of the colour and appearance of the materials to be used will be submitted and approved by condition.

Recommendation

APPROVE for reason that :- 2PPii

1. C1Ci (Standard time limit)
2. C12Ai (External materials for walls and roof of building to be approved)
3. Prior to the first and any subsequent occupation of any unit hereby permitted a Staff Travel Plan for each of the units shall be submitted to and approved by the Local Planning Authority and its provisions implemented. Reason: To promote sustainable modes of transport and to comply with policy AT12 of the Adur District Local Plan and policies DEV4 and DEV5 of the West Sussex Structure Plan.

4. Prior to occupation of any of the units hereby permitted the existing southern vehicular shall be upgraded to a bellmouth with kerb radii in line with details to be submitted and approved by the Local Planning Authority and the existing northern accesses shall have signs erected stating 'in' and 'out' as shown on the revised plan referred to in condition 6. Reason: -In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.

5. The units hereby permitted shall not be occupied until provision for access and parking for vehicles and cycles has been made in accordance with the details shown on the revised plan referred to in condition 6. Reason: To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.

6. This permission relates to the application as amended by the revised plan received on the 18th May 21536 P02 Rev C. Reason: - For the avoidance of doubt.

Case Officer...[signature]...Date...7\6\07...

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