Expiry Date – 5/3

Development Control – Delegated Officer Report

Application Number: AWDM/0036/20 Recommendation – Grant

Site: 28 - 30 Queens Parade, North Road, Lancing

Proposal: Relocation of ATM to new position and 3 no. steel bollards installed, installation of 1no. condenser unit on concrete base in rear yard, new ramp access and walkway with new hand rail, new handrails to either side of goods-in ramp, 2no. bollards either side of goods ramp, new louvre in existing window opening, 1no. related UPVC window and new fire door exit to rear

Neighbours checked: Y

Additional neighbour notifications: Y – 10 and 12 Culver Road

Date of Site Visit: 31/1

Site and Surroundings

This application relates to a Co-op store on the west side of North Road opposite the junction with North Farm Road. The store occupies a prominent two story building forward of the remainder of the Parade to the south. It also occupies the first two recessed shops in the parade. There is residential above all.

The site is within Lancing Town Centre, a primary shopping area and is also a Primary retail frontage.

The site backs onto Monks Farm Recreation Ground and a smaller play area. There are flats to the north.

Proposal

Planning permission is sought to relocate an ATM to the most northerly point of the front elevation due to the Co-op vacating the two retail units to the south of the main building. Three new steel bollards are proposed in front of it. The frontage is to be repainted in the Co-op colours.

The remainder of the changes are at the rear onto the service road in the south facing tail of the building. They include the installation of a new condenser unit on a concrete base, new ramp access and walkway with new hand rail, new handrails to either side of a goods-in ramp, 2no. bollards either side of goods ramp, new louvre in existing window opening and a new UPVC window and new fire door.

Relevant Planning History

ADC/0251/09 - Replacement of existing Somerfield signage with Co-Operative signage (3 fascia signs and one informative sign). Approved 11.08.09

L/68/04/TP - Atm Cash Machine At Front. Granted 24.5.04

L/78/95 - New Acoustic Refrigeration Plant Room At Rear. Granted 9.10.95

L/139/87 - New Window/Door On Front Elevation; Incorporation Of Adjoining Shop To Form Enlarged Supermarket; Rear Extension And Rebuilding Of Small Rear Store. Granted 18.8.87

Consultations

Environmental Health:

'A plant noise impact assessment (Ref 88014 dated 23rd Dec 2019) has been submitted in support of this application. This details the existing background noise level and predicts the cumulative rating level of the proposed plant at the nearest noise sensitive property. I would advise the following condition.

The cumulative rating level of the proposed plant should not exceed the existing background noise level at the nearest noise sensitive property as specified in the Plant Noise Impact Assessment (Ref 88014 dated 23rd Dec 2019) submitted with this application. A test to demonstrate compliance with the scheme shall be undertaken within1 month of the scheme being implemented. All plant shall be maintained in accordance with manufacturer's guidance and any future plant shall also meet the specified levels within the approved scheme.'

WSCC Highways*:*

'I refer to your consultation in respect of the above planning application and would provide the following comments.

Comments
All works will be carried out within private land under the applicants control and not within the publicly maintained highway.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.'

Lancing Parish Council*: No objection.*

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 9, 15, 27 and 34.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a supermarket in a local shopping parade within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Visual

The relocation of the ATM on the front elevation will not have a significant impact on the appearance of the store. The new bollards to be erected in front of it will be underneath the oversail of the store in front of the trolley park. They will not obstruct the footpath.

Repainting the store in the new Co-op colours doesn't need permission but will enhance the appearance.

The plant to be erected is at the rear of the store in a service yard. It may be visible from the playing fields at the rear and flats above the shops but will be partially obscured by garages which have plant on top of them. It is appropriate in this commercial setting.

Neighbour amenity

The changes to windows and doors and the new ramps will have no neighbour impact. The condenser will be acceptable if the anticipated noise levels reported in a noise assessment submitted with the application are met. Officers in Environmental Health assume it will but want to see the cumulative noise measured a month after installation to be certain. A suitable condition is attached.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Compliance with submitted Noise Assessment and test within 1 month of installation.

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 26.2.20
Authorised and signed by:	Peter Barnett	Date: 26 February 2020