Development Management - Delegated Officer Report

Application Number: AWDM/0715/19 Recommendation – Approve

Site: 1 - 3 Eastern Avenue, Shoreham-By-Sea

Proposal: Erection of 13no. self-storage units on land to west.

Date of site visit: 23 May 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the Ready Steady Store storage facility on the corner of Eastern Avenue and Gordon Road. It has been operating in its current use since the start of 2017.

Permission is sought to install 13 self storage units (known as direct access units) within the car park at the rear of 128 and 130 Gordon Road. The units will total 156sqm and will measure 2.75m high and 4m deep. 6 units will run along the rear boundary of 128 and 130 Gordon Road for a distance of 18m. A further 7 units will run along the southern boundary of the site for a length of 21m. Each unit is made from steel with plastic roller shutter doors.

The area proposed for the units is a quieter part of the site which is not as frequently used for car parking (the main car park being directly in front of the main storage facility to the east).

The application is supported by a letter from the planning agent which states that the site generates on average 18 vehicles per day, generally cars and small vans. It is argued that the additional 13 units will have a “negligible” impact on traffic generation. The agent argues that the units will be “barely visible” from the adjoining residential properties and there will be “very little noise or activity”.

Relevant site history

SU/20/85 – Use of proposed industrial units as single warehouse (with offices) – approved

ADC/0466/10 - Variation of conditions 11 and 12 of SU/20/85 to change operating hours to 7.30am-6pm Mon-Fri and 7.30am-1pm Saturdays and hours of HGV movement to 8am-6pm Mon-Fri and 8am-1pm Saturdays – approved

AWDM/1579/16 - Provision of modular office building, external and internal alterations including new mezzanine floor to existing warehouse plus and associated works in connection with self storage centre - approved

AWDM/1244/17 - Application to vary condition 2 of previously approved ADC/0466/10. Amendment: extend operating hours to be 7.30am to 8pm Monday to Friday, 7.30am to 1pm Saturdays and no working on Sundays or Bank/Public Holidays.

AWDM/1272/18 - Application to vary condition 3 of previously approved AWDM/1244/17. Amendment to operating hours to be 7am to 10pm Monday to Friday and 7am to 7pm Saturday and 10am to 4pm Sunday and Bank Holidays for Albox Services Ltd - approved

Consultations

West Sussex County Council: The **Highways** Officer has no objection. Additional trips created from this additional use are not expected to cause any significant increase in trips on a daily basis and, as such, would not cause any material capacity impacts.

Adur & Worthing Councils: The **Environmental Health** Officer has advised that she has concerns about potential noise disturbance to neighbouring residential dwellings which could be caused by increased vehicle movements, door slams, loading/unloading of items, trolleys and the noise of the roller shutter doors of the units themselves.

She advises that the use of these proposed units should be restricted to the following hours: 7.30am to 8pm Monday to Friday, 8am to 6pm Saturdays and 10am to 4pm on Sundays or Bank/Public Holidays.

The Noise Management Plan on the previous application should be updated accordingly and the roller shutter doors should be regularly maintained to ensure they do not create excessive noise.

Details of the proposed lighting scheme for the development should be provided and approved by the planning authority before installation

An area of potentially contaminated land partially covers this site, so if the ground surface is going to be broken during the installation of the units she recommends the full contaminated land condition is imposed.

Representations

3 letters of objection received from the occupiers of 128 Gordon Road and an unspecified address:

- Units will be directly against the fence at the bottom of garden
- Public will have access until late at night 7 days a week
- Floodlights already shine into back bedrooms and extra lights would worsen situation
- Increased noise and disturbance
- Applicants should erect a fence on boundary to block light and glare from cars and floodlights

- Increased traffic
- This is a residential area
- Disturbed sleep is detrimental to health
- Loss of Human Rights
- Impact on wildlife habitat
- Loss of privacy
- Noise from car engines running
- Increased pollution and congestion
- Children cycle to school along this route

Relevant Planning Policies

Adur Local Plan (2017) Policies 15, 34
National Planning Policy Framework (2019)

Planning Assessment

Principle

The application site is not identified for any particular use or development. It lies outside the industrial area and adjoins residential development to the west, north and east, with the railway to the south. Policy 34 states that:

"*Development should not result in pollution or hazards which prejudice the health and safety of the local community and the environment, including nature conservation interests and the water environment. New development in Adur will be located in areas most suitable to the use of that development to avoid risks from noise, air, odour or light pollution*."

Residential amenity

This application follows the last application to extend the operating hours at the Ready Steady Store premises (AWDM/1272/18). The approved operating hours are:

7.00am to 10.00pm Monday to Friday
7.00am to 7.00pm Saturday
10.00am to 4.00pm Sunday and Bank Holidays.

There were concerns at the potential for adverse impact on residential amenities. In particular, the later hours proposed (until 10pm weekdays, as well as 7pm on Saturdays and introducing working on Sundays) would typically coincide with when people are at home and want to relax and use their gardens.

However, following the submission of a traffic log and noise report, the Environmental Health Officer advised that she had no grounds to object to the increased hours for normal business activity. A noise assessment submitted with that application concluded that the trading hours will not have a negative impact on residential amenity and noise levels will be within guidelines.

Numerous safeguards will be in place, namely that cars only will be able to access the site during the extended hours; HGV hours are not being altered, a previously approved Noise Management Plan will continue to be applied, and lighting will be switched off outside of operating hours.

With regard to this proposal, the same safeguards will continue to be applied. However, the proposed units will be located much closer to residential properties than the existing facilities, being directly to the rear of 128 and 130 Gordon Road. There is currently a low wall on the boundary with No.128, with tall fir trees within the rear garden, although their canopies are too high to provide much screening. There are also a couple of outbuildings in the rear garden. However, the rear garden is quite exposed and the proposed units will be clearly visible.

The occupiers of No.128 have requested that a fence be erected on the boundary. However, the units themselves will provide a barrier to some extent for the residents of 128 and 130 and it is not considered that a fence is necessary.

This part of the site is less used, being 'tucked away' and further from the main storage facility than the car parking area to the east. The introduction of storage units into this area will inevitably increase noise activity and there is concern that this will have a detrimental impact on residential amenity.

The EHO has requested that the hours of access to these units should be more restrictive than for the site as a whole and has recommended the following hours:

7.30am to 8pm Monday to Friday
8am to 6pm Saturdays
10am to 4pm on Sundays or Bank/Public Holidays.

She has also requested details of lighting and has advised that the Noise Management Plan (NMP) should be updated to reflect the reduced hours of access to these units.

The applicants' agent has responded by confirming that no additional lighting is proposed, no groundworks are required and that they agree to the more restrictive hours. A revised NMP has been submitted.

With the hours controlled by condition and the lack of objection from the EHO, it is not considered that there are sustainable grounds to resist the application. Residential amenity will be safeguarded sufficiently to prevent an adverse impact at anti-social hours.

Highway Considerations

The County Council has not raised an objection to the proposal on highway grounds. They consider that additional trips created from this proposed use are not expected to cause any significant increase in trips to the site on a daily basis and, as such, would not cause any material capacity impacts. Access to the site is controlled by conditions on previous permissions, which limit the size of vehicles and hours of access.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No operations or working shall take place on the site except between the hours of 7.00am to 10.00pm Monday to Friday and 7.00am to 7.00pm Saturday and 10.00am to 4.00pm Sunday and Bank Holidays. Access to the 13no. self storage units hereby approved shall be limited to between the hours of 7.30am to 8.00pm Monday to Friday and 8.00am and 6.00pm Saturday and 10.00am and 4.00pm Sunday and Bank Holidays
4. During the hours of 6pm to 10pm Monday to Friday, 1pm to 7pm Saturday and 10am to 4pm Sunday and Bank Holidays access to the site shall be by car only (defined by the Vehicle Certification Agency as being motor vehicles designed and constructed for the carriage of passengers) and there shall be no access by van or lorry (defined by the Vehicle Certification Agency as being designed and constructed for the carriage of goods) and a height limiter shall be in place at the entrance to the yard to restrict access accordingly.
5. During the hours of 6pm to 10pm Monday to Friday, 1pm to 7pm Saturday and 10am to 4pm Sunday and Bank Holidays the site shall be used as a self-storage centre only and for no other use within Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).
6. No Heavy Goods Vehicles shall move into or out of the service yard except between the hours of 8.00am and 6.00pm Mondays to Fridays and 8am to 1pm Saturdays.
7. The Noise Management Plan received 14 June 2019 shall be fully adhered to at all times.
8. Fork lift trucks, reach trucks and other similar loading vehicles used on the site shall be electrically powered only and they shall not be used during the hours of 6pm to 10pm Monday to Friday
9. The trolley bays shall be locked during the hours of 6pm to 10pm Monday to Friday,1pm to 7pm Saturday and 10am to 4pm Sunday and Bank Holidays
10. All external lighting shall be switched off within 30 minutes of the end of the operating hours set out in Condition 3 and shall not be switched on again until within 30 minutes before the re-opening of the store. No additional lighting shall be installed without the prior written approval of the Local Planning Authority.
11. The roller shutter doors on the self storage units hereby approved shall be maintained regularly to ensure they do not create excessive noise

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the

application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 17 June 2019

Authorised by: Gary Peck Date: 17 June 2019