Expiry Date - 21/06/2011

Development Control – Delegated Officer Report

Application Number: ADC/0124/11 **Recommendation – Approve Application**

Site: **First Floor Brooklands House Marlborough Road Lancing Business Park Lancing**

Proposal: **Partial change of use of 397sqm of B1 (office) space to D1 (non residential institutions) to provide educational facilities for adult learners**

The Application

The application relates to 2 storey office building on the Lancing Business Park which is part occupied by NHS Primary Care Support Services. It is a square building set around a central courtyard with 129 car parking spaces around the sides and rear.

It is proposed to change the use of part of the first floor from B1 office use to D1 education use, as an adult education college. 397sqm of floor space would be used for this purpose spread throughout the first floor rather than in a specific area of the building.

Consultations and Representations

Consultations/Comments

West Sussex County Council – No comments received

Adur District Council – No comments received

Lancing Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, ACS1, AE2, AE4

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Planning Assessment

Policies

The site lies within the Lancing Business Park, which is a specific policy area where B1, B2 and B8 uses are supported and protected. Policy ACS1 supports new education facilities within the built up area subject to compliance with other policies in the Local Plan.

The proposal would involve the loss of B1 floorspace but the applicants have submitted evidence with their application to demonstrate that the site has been actively marketed for 36 months leading up to the application without success. In view of the long term vacancies and the support for new education facilities within the Local Plan area, it is considered that in policy terms there is no objection to the proposed change of use.

Visual amenity and character

The proposal would have no impact on visual amenity as no alterations are proposed to the building. Around 200 students are expected to use the facility along with 8 teaching staff and it will be open 9am to 6pm every weekday. This is consistent with the working hours of other units in the Business Park.

Residential amenity

The building is close to the entrance/exit to the Business park but the activity involved will not have an adverse impact on residential amenity.

Parking and access

The site has 129 parking spaces and up to 208 pupils and staff will be on site, in addition to existing NHS staff using the rest of the building. However, they will not be on site at the same time, with part time courses being operated resulting in either morning or afternoon classes being held. The applicants expect car sharing and public transport to reduce car journeys and they anticipate 40 cars on site at any time. It is not considered that the proposal will result in any highway safety or congestion issues.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

Expiry Date - 21/06/2011

1. C1Ci
2. This permission relates to the following approved plans date stamped received 26 April 2011:
   Drawing No. 813/01 Location & Site Plan
   Drawing No. 813/04 Proposed 1st Floor
   Reason– For the avoidance of doubt and in the interests of proper planning
3. C16Ai the provision of further education for adult learners within Use Class D1…..and for no other purpose

Case Officer Peter Barnett Date