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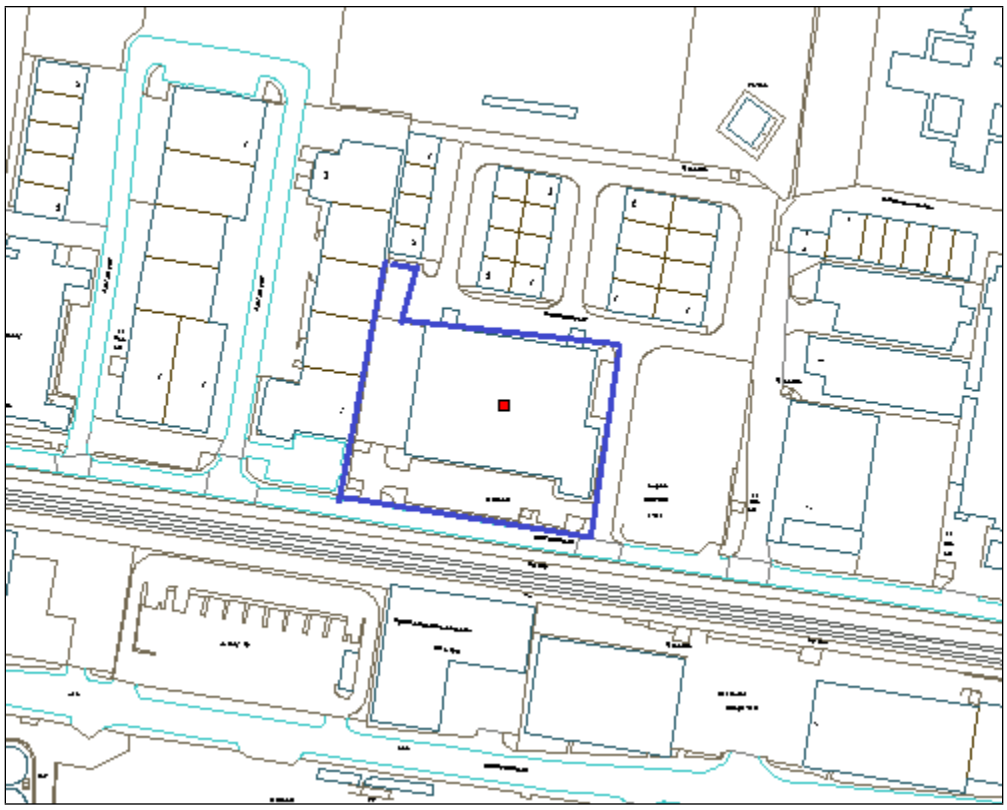
Application Number: AWDM/0670/14 Recommendation – APPROVE

Site: 30 - 40 Dolphin Road, Shoreham-By-Sea West Sussex, BN43 6PB

Proposal: Change of use from general industrial use (class B2) to a flexible B1 or B2 or B8 use

Applicant: Hargreaves Management Ltd Ward: St Mary's

Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to a large industrial building located within an established industrial estate to the north of the railway line in Dolphin Road, on the corner of Evershed Way. Its current lawful use is for purposes within Class B2 (general industry) and the application seeks to increase the uses to which the building could be put by enabling a change of use to Class B8 (storage and distribution). Permission is not

required to change the use of a building from Class B2 to Class B1 but in order to be clear, the application is seeking a flexible permission to enable the building to be used for purposes falling within Use Classes B1, B2 or B8.

The building comprises 3 no. pitched roof bays with 2 storey office/staff accommodation on the east side. Parking spaces are provided to the front and sides of the building with loading bays at the rear. The building has a floor area of 2775sqm and the application is subsequently classed as a 'Major'.

Relevant Planning History

SU/101/97 – Rebuild north bay, new cladding to elevations, 2 storey office extension and permanent industrial use (B2) with car parking – approved

Consultations

West Sussex County Council: The Highway Authority has no objection. Limited transport information has been submitted in support of the proposed change of use. However, the site currently benefits from an established industrial class B2 use. A review of the TRICS database indicates that the change of use would not have a material impact on the number of movements the site could generate and a review of the accident database does not indicate a safety issue in the vicinity of the site.

Adur & Worthing Councils: The Economic Development Officer has no objection to the proposed flexible use.

Representations

None received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AE2, AE4
Assessment of Saved Policies against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or

refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The change of use of the premises to a flexible industrial use is considered to be acceptable in principle. Saved Policy AE2 of the Adur District Local Plan states that, within this industrial estate, business and industrial uses within Classes B1 and B2 will be acceptable, except where development proposed is in close proximity to residential areas when uses will be restricted to those falling within Use Class B1. This policy has recently been assessed against the NPPF and has been found to be fully consistent with it.

The draft Adur Local Plan proposes to expand this policy to include Class B8 uses within the permitted uses on this industrial estate, being an employment-generating use wholly consistent with other uses on the estate.

Granting permission to use the building flexibly for B1, B2 or B8 purposes is therefore acceptable in principle.

Visual amenity

No alterations are proposed to the building.

Residential amenity

This proposal will not harm residential amenity.

Parking and access

The Highway Authority has not objected to the proposed change of use as it would not have a material impact on the number of movements the site could generate compared with the existing use. There is adequate car parking and loading bay space for HGVs on site to not cause a highway problem.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit for implementation
2. The premises shall be used only for purposes falling within Classes B1 or B2 or B8 of the Town and Country Planning (Use Classes) Order 1987, or any equivalent provision following amendment, replacement or re-enactment of that Order.
3. Access, parking (including cycle and motorcycle parking) and turning areas already provided to be retained and used for that purpose
4. No external working (except loading and unloading)
5. No plant or machinery installed externally
6. Approved plans

4th August 2014