Development Management - Delegated Officer Report

Application Number: AWDM/1064/18 Recommendation – Approve

Site: Land South Of Units 1 To 7 Lady Bee Industrial Park, Albion Street, Southwick

Proposal: Application for minor material amendments to permission reference AWDM/0098/18 including revision to elevations, roof treatment and fenestration, amendments to bin and bike store and viewing deck, removal of ramped access and gate to canal and the addition of air source heat pumps, wall on southern boundary and electricity substation.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in April for the erection of 14 commercial units in three blocks for use classes B1 (business) and B8 (storage or distribution) with associated car parking, cycle storage and landscaping (AWDM/0098/18).

Following the grant of approval, several minor material amendments are now proposed comprising:

1. South elevation windows deepened to 1.05m to give greater interest to that façade and to improve internal light levels

2. The first floor windows to the east elevation on Block 3 have been slightly moved

3. The bin and bike store building is to be replaced with a separate bin store enclosure (metal fence/timber enclosure) and a separate cycle store. This is because the Port Authority requires periodic access to the quayside so the bin and bike stores need to be easily demountable.

4. Flexible approach to entrance of units to allow for either roller shutter doors or windows and door. This is to give greater flexibility in the use of the units which should help with marketing them as either B1 or B8 units. Alternative elevations have been submitted.

   This flexible approach does not include the east elevation of Units 11-14 which faces towards the Lady Bee Marina and will remain glazed in order to provide an ‘open’ and more engaging elevation.

5. 14no. air source heat pumps are distributed around the site. 4no. of the condensers are located to the north of Block 1, 6no. are located to the

north of Block 2 and the remaining 4no. of the condensers are located to the south of Block 3

6. Removal of cantilevered promenade/viewing deck on the east side adjacent to the Lady Bee Marina to prevent impact on moorings. The promenade will remain but without the cantilevered element.

7. Amend the roof material gauge from 1m to 400mm trays. This means that the approved width was 1 metre but with such a wide gap there was a technical issue with the zinc which distorts over time. The applicants consider that the 400mm width now shown will provide for a "neater and crisper finish which will also resist the distorting effect of the wider gauge."

8. Omission of central northern light windows on Blocks 1 and 2. This is because the units are divided internally.

9. Removal of access ramp and addition of new electrical sub-station to North East corner of the site. The substation is required which will result in the removal of the ramp. The ramp was considered to be unnecessary due to the poor pedestrian environment to the north and east. Steps will continue to be provided.

   The substation will measure 4m high, including a 1.4m high plinth. It will be positioned to the west of an existing toilet block.

10. Omission of secondary gate to harbour edge as no longer required.

11. Finished floor levels increased in height by 150mm to enable sufficient space for service provision beneath the buildings.

12. New landlord's electric kiosk to be sited on northern boundary which is partially outside the red site edge (a separate application has been submitted to deal with this, reference AWDM/1063/18).

Relevant site history

As above

Consultations

West Sussex County Council: The **Highway**s Officer has no objection to the proposed amendments

Adur and Worthing Councils: The **Environmental Health** Officer has no adverse comments to make

The **Waste Services** Officer has no objection

The **Engineer** has no comment

Southern Water: Require condition seeking details of foul and surface water drainage and usual informatives relating to sewers.

Environment Agency: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1,2 ,4, 8, 15, 18, 25, 28, 29, 30, 34, 35, 36
Proposed Submission Shoreham Harbour Joint Area Action Plan 2017 Policies CA5, SH1, SH3, SH5, SH6, SH7, SH8, SH9
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The principle of the development was established on the grant of planning permission AWDM/0098/18. These amendments do not materially affect the nature or scale of the development from that previously approved.

Visual amenity

The proposed amendments do not have a significant visual impact when compared with the previously approved plans. The alterations to the elevations of the buildings are reasonably minor while the increase in their height of 0.15m is not considered to be significant and is not considered to have a noticeable visual impact.

Residential amenity

The changes will not have an adverse impact on residential amenity.

Accessibility, parking and air quality

No alterations to the number of car or cycle parking spaces are proposed. Electric vehicle charging points are still proposed.

Accessibility has been diminished by the removal of the ramped access in the NE corner of the site but otherwise pedestrian access has been enhanced from that which currently exists.

Flood Risk and Drainage

There have been no objections to the proposed amendments from Southern water, the EA or the Council's Engineer. None of the amendments have implications for drainage or flood risk.

Sustainable Buildings

The addition of the air source heat pumps, together with the proposed PV roof panels, will help the development achieve a 'Very Good' BREEAM standard as required by Condition 19 of the original permission.

The heat pump condenser units on the north elevation of blocks 1 and 2 will be visible, particularly as there will be a footpath running along the northern site boundary. However, they will be within a mesh enclosure to screen the units and provide an element of protection. The applicant has explained that they need to be near each block to minimise the service runs and make the units as efficiently as possible. The site has limited space for external units and the technical issues require the units to be in the positions shown.

On balance, it is not considered that they will cause serious visual harm in this industrial location.

Recommendation

APPROVE

Subject to Conditions:-

Reimpose conditions on AWDM/0098/18

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

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.

Case Officer: Peter Barnett Date: 13 November 2018

Authorised by: Gary Peck Date: 14 November 2018