Development Management - Delegated Officer Report

Application Number: AWDM/1607/18 Recommendation – Approve

Site: Car Park West Of 48 Nicolsons Wharf, Waterside Road Southwick

Proposal: Retention of security barrier and fencing for existing vehicular access along northern boundary of site (retrospective).

Date of site visit: 6/11/18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a strip of land adjacent to the A259 which has been used as a car park by the adjacent commercial premises at 48 Wellington Road, which lies within Brighton and Hove. The premises have recently been purchased by Shoreham Port Authority (SPA) and are in use by a company known as "Dyteqta" who occupy the commercial building on the site.

Access to the site appears to have historically been available directly off the A259 into the car park to the west of the building. Google Street View from June 2009 shows a dropped kerb and a gap between the flint boundary wall and the poster hoardings which form the road frontage. At that time the access was obstructed by a low post and rail barrier and vehicles accessed the site from the main port access further east.

Since Dyteqta occupied the site a formal automated entrance barrier has been installed plus a new closeboard fence panel between the barrier and the poster hoarding. This application seeks retrospective permission for the retention of this development.

Relevant site history

AWDM/0026/18 – Continued use of land as car park for No. 48 Wellington Road - approved

Consultations

West Sussex County Council: The **Highway** Officer advises that the security barrier and fencing is located outside of the County boundary for West Sussex. I advise that you contact East Sussex County Council for Highways comments relating to this matter as they maintain this portion of Wellington Road (A259).

Brighton and Hove City Council: No comments received

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 4, 8, 15, 28
Proposed Submission Shoreham Harbour Joint Area Action Plan 2017 Policy CA3
National Planning Policy Framework (March 2018)

Planning Assessment

Principle

The site lies within the operational area of Shoreham Port and falls within Character Area 3 of the JAAP where land on the south side of the A259 is predominantly port-related. Employment and port-related uses are protected.

This proposal seeks to retain access to a car park area for continued use as a car park in connection with a business and there is no objection in principle subject to highway and visual amenity considerations.

Visual amenity

The barrier and fence are adjacent to, and visible from, the A259. There are other large poster hoardings along the site frontage and older fence panels which have weathered to a more subtle grey colour. The new fence panel is currently more orange but can be expected to weather over time. The barrier is not unduly intrusive and does not have a detrimental visual impact.

Residential amenity

There are no residential properties affected by this proposal.

Parking and Access

The site has previously functioned as a car park with no known issues. It appears that the site has been accessed from the A259 in the past and, in the absence of any comments from Brighton and Hove Council as Local Highway Authority, it is not considered that there would be an unacceptable impact on highway safety, or that the residual cumulative impacts on the road network would be severe.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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: 4 December 2018

Authorised by: Gary Peck Date: 4 December 2018