

[REDACTED]

From: Katie Kurek [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 27 November 2017 16:20
To: Planning.Responses
Cc: Deborah Urquhart
Subject: RE: Planning Consultation on: A/184/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 27/11/2017

FROM: Katie Kurek **TO:** Arun District Council
FAO: D Easton

SUBJECT: A/184/17/PL - Change of use from light industrial (B1 Business) to commercial gym (D2 Assembly & Leisure). This application may affect the character & appearance of the Angmering Conservation Area.

Seymour & Lisle Ltd, The Square, Angmering, Littlehampton, West Sussex, BN16 4EA

RECOMMENDATION:

Advice



S106 contribution total (see below for breakdown): £N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for change of use of existing B1C use lawn mower repair business to D2 gym space for personal training and small classes. Vehicle access will be via existing shared private access road that joins with High Street ('C' classified) at a junction. The existing access point serves rear of the site and upon exiting at the junction traffic is able to travel from the east only and is anticipated to be slow speed.

The LHA acknowledge restrictions to visibility upon exiting the site. From an inspection of accident data supplied to WSCC from Sussex Police there is no evidence that this access has been operating unsafely or that the proposed change of use would exacerbate an existing safety concern.

Under the B1C use 5.4 spaces could be provided as a maximum standard. Under the proposed D2 use up to 7.4 spaces could be provided. These are maximum parking standards adopted by WSCC in November 2003. Seven spaces will be provided though two of these are staff spaces within the garage. The layout of these spaces appears restrictive with regard to manoeuvring within the site. The applicant may wish to consider the practicality of this layout regard to space available rear of each space for manoeuvring. Nevertheless, the LHA do not consider that the proposal would result in a car reversing to the highway from this location nor significantly alter the arrangements over the existing situation, which has been operating without evidence of highway safety concern.

There are comprehensive parking restrictions along the nearby road network that deter parking in locations that would be detrimental to highway safety.

Whilst the D2 gym use could see a small increase in vehicle trips the LHA do not consider that this would be to a 'severe' level and the proposals are therefore in line with paragraph 32 of the National Planning Policy Framework and there is no highway safety or capacity grounds to resist the proposals.

If the LPA are minded to approve the application we would advise a condition securing cycle parking.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Katie Kurek
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 07 November 2017 09:48

To: SU Local Development

Subject: Planning Consultation on: A/184/17/PL

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION **A/184/17/PL**

NO:

Registered: 6th November
2017

Site Address: Seymour & Lisle Ltd The Square Angmering BN16 4EA

Grid Reference: 506914 104342

Description of Works: Change of use from light industrial (B1 Business) to commercial gym (D2 Assembly & Leisure). This application may affect the character & appearance of the Angmering Conservation Area.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 07-DEC-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

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