BE/129/06/

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Installation of a forklift vehicle access door and a personnel access door in the west elevation of existing factory. Sime Darby London Ltd, Oldlands Way, Bognor Regis.

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. It is proposed to install an additional forklift vehicle access door and a personnel access door in the west elevation of the main factory building on the site, identical to two existing doors adjacent. The scale, colour and design of the proposed doors is identical to that existing.
SITE AREA	Approximately 4.4 ha.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None.
BOUNDARY TREATMENT	1.8m high wire mesh security fence around perimeter of site.
SITE CHARACTERISTICS	A large industrial site consisting of multiple large industrial warehouse buildings all of a similar design.
CHARACTER OF LOCALITY	Industrial estate characterised by large-scale general industrial land-uses most of which are contained within large warehouse type buildings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BE/64/69	Change of use from agricultural to industrial	Approved conditionally 09-05-1973
BE/101/79	Details in pursuance of BE/64/69 for siting and size of warehouse for storage of goods	Approved conditionally 12-12-1979
BE/7/80	Details in pursuance of BE/64/69 design and external appearance of Block J	Approved 13-02-1980
BE/96/80	Installation of water tank and pumphouse for sprinklers system inc repositioning of escape doors etc	Approved conditionally 10-09-1980
BE/123/05	Change of use of building from B2 to B2 and B8	Approved Conditionally 30-01-2006
BE/127/06	Over-cladding of existing pitched roof to H block	Application live

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
BE/128/06	Replacement of perimeter entrance and exit gates and sections of security fence	Application live

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
~~Bognor Regis Town~~ Bersted Parish Council	Awaited
Local Groups	None
Others	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : LOC1, DEV1
Arun District Local Plan : GEN2, GEN7

PLANNING POLICY GUIDANCE

PPS1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual amenity of the area.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect upon the established character of the surrounding industrial area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

It is considered that the proposed minor works will assist the operations and productivity of the existing industrial building and site.

The proposed doors are very similar in design, height and colour to the existing doors and as such are not considered to conflict with the established character of the surrounding industrial estate nor would they detrimentally harm the amenities of any neighbouring property.

It is therefore recommended that the application be approved, subject to the conditions set out overleaf.

BERSTED

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Installation of a forklift vehicle access door and a personnel access door in the west elevation of existing factory building

Sime Darby London Ltd
Oldlands Way
Bognor Regis

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).