

PLANNING APPLICATION REPORT**REF NO:** BE/49/10/**LOCATION:** Unit 5A
Clock Park
Shripney Road Bognor Road**PROPOSAL:** Change of use of existing premises from B8 (Storage) to B2 (General Industry) and MOT Testing.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above.
SITE AREA	Approximately 65 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Units are enclosed but surrounding the site is mesh and metal fencing approximately 2.5m-3m in height.
SITE CHARACTERISTICS	Single storey industrial units. Unit 5A has grey cladding, grey roof with a yellow entrance door. Car parking spaces to front.
CHARACTER OF LOCALITY	Industrial units with access off main Shripney Road, adjacent unit No 4 Easyday Beds, unit 3 Packing Company, Unit 5D MOT testing.

RELEVANT SITE HISTORY

BE/145/90	Refurbishment of existing industrial unit, including recladding roofs and walls and new openings	Approve Cond 19-11-1990
BE/109/91	Removal of ground floor walls and stairway .New stairway end wall and cladding to walls and roof.	Approve Cond 17-02-1992
BE/82/09/	Change of use of existing premises (B8 Storage) to B2 for MOT testing	Approve Cond 25-11-2009

REPRESENTATIONS**Representations received:**Bersted Parish Council
No objection

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

Environment Agency

Environmental Health

Consultations responses received:

County Highways

Upon inspection of my records it would appear WSCC was consulted previously on highway matters for this location under planning BE/82/09 to which no objections were raised. Having assessed the latest plan there appears to be no parking for the unit. We would request that the applicant confirm any parking allocation within the site.

I have inspected the revised plan showing the two parking spaces. Whilst it would be beneficial if the applicant could have provided more parking, the proposed allocation is acceptable and no highway safety concerns would be raised with this proposal.

Environment Agency

No objection

Environmental Health

No comment.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Class A Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development
	GEN32	Noise Pollution
	GEN34	Air Pollution

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 and residential amenity.

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 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 on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding 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

The single storey unit which is located at the far end of Clock Park has previously been used for storage B8 and the vehicular access serves other units within the site with parking to the front. The unit and surrounding units are in industrial/commercial use.

The application seeks to change the use of the unit to B2 (General Industry) and MOT testing. The proposed use will be used in connection with Unit 5D which is adjacent and has recently had approval for MOT testing under planning reference BE/82/09. The unit has a floor area of approximately 65 square metres with an allocation of two parking spaces.

County Highway's have been consulted and have raised no objection on highway safety.

There are residential properties on the opposite side of Shripney Road but these properties are of a reasonable distance away to avoid significant harm to residential amenity.

It is therefore recommended that the application be approved, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 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).

- 2 This permission relates to the following approved plans: Location Plan dated 21st June 2010, Block Plan 1:500 dated 14th July 2010, Floor Plan dated 21st June 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The premises shall be used only for purposes within Use Class B2 as defined in the Town and Country Planning (Use Classes) Order, 1987 and/or MOT vehicle testing. All

MOT vehicle testing shall take place within the existing building.

Reason: To enable the Local Planning Authority to control the use of the premises in accordance with policy GEN7 of the Arun District Local Plan.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail and the locality in general in accordance with policy GEN7 of the Arun District Local Plan.

- 5 INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN2, GEN7, GEN32, GEN34

NATIONAL POLICIES: PPS1, PPS4

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.