WEST SUSSEX COUNTY COUNCIL **DATE: 19th August 2014**
STRATEGIC PLANNING CONSULTATION

FROM: **Alison Meeus** **TO:** **Arun District Council**
FAO: **Mr S Davis**

SUBJECT: **BR/167/14/PL - Change of use from car autocentre to garage comprising of repair and maintenance vehicles and vans and MOT testing.**

Unit 24, Arun Business Park, Shripney Road, Bognor Regis, West Sussex, PO22 9SX

RECOMMENDATION:

Advice		**Modification**		**More Information**	x
Objection		**No Objection**	x	**Refusal**	

S106 contribution total (see below for breakdown): £ n/a

WSCC raise no objection to the principle of this change of use. We would require some additional information to clarify a few points relating to parking, and where this will be designated.

The proposal indicates that 5 spaces will be provided for the use; however no plans have been submitted to show the location of these. The application also includes an MOT testing centre and WSCC parking standards require 3 parking spaces for every servicing bay. Staff parking should also be clearly designated and marked out.

Therefore please can the applicant provide information on the number of servicing bays and a parking plan showing how the allocated 5 spaces will be used, including staff parking which should be designated for this sole use. Cycle Parking should also be provided at a level of 1 space for every 8 parking spaces, equal to one.

Considering the size of the unit it is unlikely to operate on a level which will encourage additional traffic other than what it has booked in, and as such WSCC do not consider the change of use to be dissimilar to what is already common practice.

The site is well located in an industrial area of Bognor Regis with good access via road, rail and bus. The access point into the site off the highway already serves a number of industrial units and also leads to the Waste/Recycling depot. It is not considered the change of use will have a material impact on the highway here.

WSCC raise no objection but more information on the parking strategy would be required to ensure parking relating to the change of use is kept within the confines of the unit and access road.

Alison Meeus
Strategic Planning

Car parking space (details required)
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the

Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.
Reason: To provide car-parking space for the use.

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.