WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Amber Willard
FROM:	WSCC - Highways Authority
DATE:	28 November 2019
LOCATION:	Ground Floor, 6 Ockley Road, Bognor Regis, PO21 2HW
SUBJECT:	BR/191/19/PL Change of use from factory workshop (B1 Business) to tyre fitting shop (Sui Generis).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	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 Strategic Planning 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.

Summary
This proposal is for the change of use from factory workshop (Class B1) to tyre fitting shop (Sui Generis). The site is located on Ockley Road, an unclassified road subject to a speed limit of 30 mph. This application is retrospective, with the works having been completed on 14/01/2019.

Content
The application form states that 6 car parking spaces are proposed for this development. However, these have not been demonstrated in the plans. The Local Highway Authority (LHA) requests a parking arrangement plan from the applicant, clearly showing the location of all proposed parking spaces.

Furthermore, it is unclear from local mapping whether the kerb fronting the site access has been dropped. The LHA requests clarification of whether the kerb fronting the site has been dropped. If the kerb requires dropping, this would be subject to a licence obtained through the local area office. The vehicle crossover (VCO) would be constructed to a specification agreed with the local area engineer.

Conclusion
The LHA requires additional information before an adequate assessment can be made for this proposal. Please request the above from the applicant and re-consult.

Kyran Schneider
West Sussex County Council – Planning Services