

From: Ian Hayward [REDACTED] on Behalf Of CCD Planning Consultations
Sent: 08 May 2018 13:14
To: Planning.Responses
Cc: Roger Elkins
Subject: RE: Planning Consultation on: FG/56/18/PL

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ross Leal
FROM:	Highways, WSCC
DATE:	08/05/2018
LOCATION:	Old Grain Silo, Former McIntyre Nursery, Littlehampton Road, Ferring, BN12 6PG
SUBJECT:	FG/56/18/PL Change of use & conversion of existing grain silo (Sui Generis) to office space (B1(a) Business) with associated parking. This application is a Departure from the Development Plan.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks the change of use & conversion of existing grain silo (Sui Generis) at Former McIntyre Nursery, Littlehampton Road, Ferring to office space (B1(a) Business) with associated parking.

Access to the maintained highway network will be achieved via an existing shared point of access onto Littlehampton Road, A259. The private access way leading to the application site is shared with a significant number of other commercial uses.

The access way is wide enough to accommodate two-way passing of traffic.

The access way is also a public bridleway No 2135.

The total area for conversion equates to 75 sqm.

The Local Highway Authority would not be minded to view that this scale of development would generate a material vehicular intensification of use on the existing point of access, once the existing use and other shared uses of the access point are taken into consideration.

With regard to parking WSCC would anticipate a maximum parking demand for a B1(a) Business unit of this size of three spaces.

The vehicular parking details have not been demonstrated in any detail. I'm minded to accept that spaces can be accommodated on site without impacting the maintained network. I would therefore be minded to advise the spaces are secured via planning condition. Any spaces should measure a minimum of 2.4 x 4.8 metres and be afforded the opportunity to turn on site.

The Local Highways Authority does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

If the LPA are minded to grant planning consent a condition securing vehicle parking would be advised:

Car parking space

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.

Ian Hayward
West Sussex County Council – Planning Services

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

Sent: 17 April 2018 16:49

To: SU Local Development

Subject: Planning Consultation on: FG/56/18/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 **FG/56/18/PL**
NO:

Registered: 17th April
 2018

Site Address: Old Grange Site Former Meintyre Nursery Littlehampton Road

Ferring BN12 6PG

Grid Reference: 509656 103843

Description of Works: Change of use & conversion of existing grain silo (Sui Generis) to office space (B1(a) Business) with associated parking. This application is a Departure from the Development Plan.

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 17-MAY-18.

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 Ross Leal who can be contacted on telephone number 01903 737643.

Regards
Planning Officer

consultee_email

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

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