

PLANNING APPLICATION REPORT

REF NO: F/24/10/

LOCATION: Land North East of Robert House
Rudford Industrial Estate
Ford

PROPOSAL: Outline application for erection of new warehouse

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposal is in outline form for a new warehouse with all matters reserved. The warehouse would have a floor area of 1850 sqm and includes the provision of 27 parking spaces. The design and access statement refers to a building 10m at eaves rising to 12m at highest point.
SITE AREA	0.28 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Poplars to north but site boundaries are not clearly identified. Some close boarded fencing exists.
SITE CHARACTERISTICS	Field opposite adjacent to parking area for trailers to west of application site. Existing units are 2 storeys high with blue colour clad elevations. Area of application site is within this existing warehouse complex. It is hard surfaced and at the time of officers site visit was used as a loading area.
CHARACTER OF LOCALITY	Predominantly rural, but sites within an established industrial park comprising single storey and 2 storey units.

RELEVANT SITE HISTORY

None

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.

Environmental Health
Environment Agency

Consultations responses received:

Environment Agency

No objections. It is recommended the requirements of PPS23 Annex 2 are followed i.e. all risks from contamination used to be identified so that appropriate action could be taken.

Environmental Health Officer

No comment. Environment Agency may have concerns regarding piled foundations.

County Highways

No objection in principle. Further information regarding evidence of likely daily usage of the site by LGVs and other vehicles and details of proposed conjectural parking and turning arrangements for all vehicles has been submitted as requested and conditions relating to this information are suggested.

County Archaeologist

No anticipated significant archaeological implications.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Outside Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN7	The Form of New Development
	GEN2	Built-up Area Boundary
	GEN3	Protection of the Countryside
	GEN6	Amount of New Commercial Development
	GEN12	Parking in New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS4	Planning for Sustainable Economic Growth
PPS23	Planning and Pollution Control
PPS7	Sustainable development in rural areas

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 proposal is in outline form with all matters reserved but an indicative site plan is included to demonstrate that a unit can be accommodated within the site area. The site lies within an established industrial estate and does not represent an incursion into the surrounding rural area. The unit would be linked with 3 other warehouses on the estate. It is intended the building would be used principally for storage, but with the possibility of accommodating associated light assembly, testing and fettling operations. Office, sanitary and recreational facilities would be shared with staff in adjoining units.

No elevation plans are included in the proposal, but units in this part of the site are mainly 2 storey. The design and access statement refers to an external height of 12m and an eaves height of 10m and this would be appropriate.

County Highways requested additional information relating to traffic levels and parking layout. It is estimated approximately 8 lorries and 15 cars per day would be generated by the proposal. These levels are acceptable in terms of highway and amenity considerations.

Given the location of the site within an established industrial estate, it is not anticipated there would be an adverse effect on residential or visual amenity.

The application is therefore recommended for approval subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Layout;
- (b) Scale;
- (c) Appearance;
- (d) Access;
- (e) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- 3 The development hereby approved shall be carried out in accordance with the following approved plans location and site, block and parking.

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.

- 4 No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for maximum (18) cars/minimum (6) cycles to be parked and for the loading and unloading of 2 vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

REASON

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy GEN7 of Arun District Local Plan.

- 5 No development shall start until a scheme specifying arrangements for deliveries to and removals from the site, to include details of:
(a) Specification of types of hours of operation
(b) Design of delivery areas
(c) Specifications for lorry parking and turning spaces

REASON

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy GEN7 of Arun District Local Plan.

- 6 **INFORMATIVE:** Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

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,GEN3,GEN6,GEN7,GEN12

NATIONAL POLICIES: PPS1,PPS4,PPS7,PPS23

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

- 7 **INFORMATIVE** It is recommended that the requirements of PPS23: Planning and Pollution Control, Annex 2: Development on Land affected by Contamination are followed. This means that all risks from contamination need to be identified so that appropriate action can be taken. Therefore, in completing any site investigations and risk assessments the applicant should assess any to groundwater and surface waters from contamination which may be present and where necessary carry out appropriate remediation. It is recommended the risk- based framework set out in the Model Procedures for the Management of Land Contamination is applied and guidance followed. It is suggested you consult the Environment Agency's web site at www.environment-agency.gov.uk for further information. You may also wish to use BS10175 2001, Investigation of potentially contaminated sites - Code of Practice as a guide to undertaking the desk study and site investigation scheme, the Environment Agency's Guiding Principles for Land Contamination (GPLC) and use MCERTS accredited methods for testing contaminated soils at the site.