

REF NO: LU/196/11/**LOCATION:** Littlehampton Wharf
Quayside
Littlehampton**PROPOSAL:** Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for the erection of one new storage bay and extension of existing bay for aggregate stocks - This application will be determined by WSCC**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The proposal is to extend one storage bay and provide a new stand alone bay on the western boundary of the site. The bays are required to mitigate against wind blown dust from open aired stock piles; to protect materials from rainwater; to ensure conformity with the sites LAPPC permit and to enable storage of asphalt for reuse.
SITE AREA	.04 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Fencing and walling 2m high with fencing on top to approximately 4m. Some Leylandii to yard.
SITE CHARACTERISTICS	To industrial estate to west - single storey security building on verge adjacent to site. Aglaia Seafoods is adjacent unit and parking area. Site is an established wharf loading/storage area.
CHARACTER OF LOCALITY	Predominantly industrial. Forsters Yard and Riverside Industrial Estate adjoin either side of wharf.

RELEVANT SITE HISTORY

LU/512/89	Weighbridge and plant control office.	Approve 22-01-1990
LU/379/03/	Retention of existing portable-type office, laboratory and mess buildings, weighbridge and covered stock bays	Approve 07-11-2003

LU/146/67	Proposed erection of asphalt plant	Approve Cond 16-06-1967
LU/160/68	Extension of use from vehicle park to include stocking area for sand gravel and granite	Refused 24-07-1968
LU/23/69	Extension of stocking area and erection of boundary wall	Approve Cond 15-08-1969
LU/267/71	Stocking area for aggregate	Approve Cond 13-08-1971
LU/168/72	Small storage building and demolition of existing storage building	Approve 14-06-1972
LU/358/74	Erection of aggregate hopper & conveying system for transit by railway	Approve Cond 20-01-1975
LU/242/67	Erection of asphalt plant	Withdrawn

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

Engineering Services Manager
Engineers (Coastal Protection)

Consultations responses received:

District Council Engineer: Detailed drawings indicating proposed/existing surface water drainage system are required for consideration. Whilst the Design and Access Statement describes the proposed/existing system, there is not sufficient information on which to comment.

No increase in flows to the existing surface water drainage system will be permitted. Any excess flows will need to be stored on site and the outflow restricted to an agreed rate.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:
Within Built Up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN7](#)
[SITE8](#)

The Form of New Development
POLICY SITE8 Railway Wharf, Littlehampton

PLANNING POLICY GUIDANCE

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 proposed bays would be located within the area of the existing wharf and would expand the existing and approved use of the site. They would not be readily visible from outside the site and there is no residential property which would be adversely affected by the proposal.

The site lies within policy area SITE8 where proposals which consolidate improve or extend the commercial port or related activities of the harbour will be granted. The proposal therefore accords with this policy.

However, Engineers would prefer to see additional information relating to the surface water drainage system and would not accept any increase in flows to the existing surface water drainage system.

It is therefore recommended no objection is raised subject to this requirement.

RECOMMENDATION

- 1 Should planning permission be granted no increase in flows to the existing surface water drainage system should occur.