

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

4th August 2019

CP2020/46
BY PORTAL

Dear Sirs,

PLANNING APPLICATION AND ADVERTISEMENT CONSENT

**UNIT Q, BLOCK B, OWN YOUR OWN BUSINESS UNIT, LINESIDE INDUSTRIAL ESTATE,
ARNDALE ROAD, WICK, BN17 7GA**

I am instructed by my client, 1 Touch Repair (South) Ltd, to submit a planning application and advertisement consent for the following proposal:

"Installation of three flues and two non-illuminated fascia signs at Unit Q, Block B, OYO, Lineside Industrial Estate, Arndale Road, Wick, BN17 7GA."

Accordingly, I attach the following information:

- Planning application forms;
- CIL Additional Information form;
- Design and Access Statement, City Planning;
- Particulate and Solvent Release Guidance for Cyclone Spraybooth, prepared by STL;
- Acoustic Information for Cyclone Booth with 900mm Impeller, prepared by STL;
- STL Cyclone range spraybooth manufacturer's specification;
- Duplex filter manufacturer specifications Part 1 and Part 2;
- Sri PRO Lite DeVILBISS Gravity Spray gun manufacturer's specifications;
- PPG Envirobase Water-based Paint manufacturer's specifications
- PPG Aerosol Primer manufacturer's specifications;
- PPG Basecoat manufacturer's specifications;
- PPG Clearcoat manufacturer's specifications;
- PPG Primer manufacturer's specifications;
- STL Cyclone spraybooth Guarantee of Compliance, STL;
- Existing and proposed drawings:

- Location Plan – REV/CP/2020/46/01;
- Block Plan; - REV/CP/2020/46/02;
- Existing Layout Plan – REV/CP/2020/46/03;
- Proposed Layout Plan – REV/CP/2020/46/04;
- Existing Roof Plan – REV/CP/2020/46/05;
- Proposed Roof Plan – REV/CP/2020/46/06;
- Existing Elevations – REV/CP/2020/46/07;
- Proposed Elevations – REV/CP/2020/46/08; and
- Proposed Signage – REV/CP/2020/46/09.

In addition, I can confirm that a payment of £594, which is the requisite fee for determining the planning application, will be made online.

a. Site and surroundings

The property is a single storey commercial unit within the Block B of the OYO, Lineside Industrial Estate. Block B is formed of two commercial units. The pedestrian and vehicular access to OYO is directly off Fort Road.

The property is a single storey steel portal frame construction with a pitched roof. It has a total floorspace of 800m², including a mezzanine. Internally, the unit has an open plan layout with a small kitchen, a toilet and an office at mezzanine level. Externally, there are two roller shutter doors and a small pedestrian door that provides access to the unit. One window is set next to pedestrian entrance at ground floor and two windows are set at mezzanine level. Finally, one fire escape door is located at the rear of the unit. The forecourt of the unit provides car parking, refuse store and cycle parking. Photos of the building are provided on pages 2-4 of the DAS.

In terms of the surrounding area, to the north of the Site across Lineside Way there are commercial and industrial units of the Lineside Industrial Estate. They are occupied by Nationwide car repair service, AJS Labels print shop and other industrial and commercial uses. To the east, the unit borders Sea Scout Group grounds and local allotments. To the south, there is the second unit of the Block B. Finally, to the west, there is Block A of OYO consisting of smaller commercial units occupied by light industrial units, small manufacturer and car services. The wider area of the Lineside Industrial Estate consists of a mix of commercial uses, such as saw sharpening service, electronic parts manufacturer, car repairs, wholesale retail. The nearest residential area is located along Club Road, set behind Sea Scout grounds and allotments, 100m east of the site.

In terms of public transport, the nearest bus stop is 4min walk away south-east of the site and provides service to Brighton and Bognor Regis. Littlehampton train station is located south-east of the site with connections to Portsmouth, Bognor Regis and London.

Finally, the site is located within an Economic Growth Area.

b. Planning history

An examination of the Arun District Council planning applications online database shows the following relevant planning history for the site.

LPA Reference	Decision	Description
LU/384/06	Granted 30/03/2007	Site to south east of junction of Lineside Way and Arndale Road Littlehampton Construction of 2 industrial/business units for use within use

		classes B1/B2/B8 consisting of 1 unit of 800m2 and 1 unit of 700m2 together with associated car parking and service areas.
LU/383/06	Granted	Site to south east of Junction of Lineside Way and Arndale Road Littlehampton Construction of 16 industrial/business units for use within use classes B1/B2/B8 consisting of 8 units of 160m2 and 8 units of 116m2 together with associated car parking and service areas (re-submission following LU/201/06)
LU/201/06	Granted 25/09/2006	Site to South East of Junction of Lineside Way and Arndale Road Construction of 22 industrial units consisting of 8 units by 120 m2, 8 units by 155m2 and 6 units by 283 m2. Together with associated car parking and service areas.
LU/141/03	Granted 05/09/2003	Land at Arunside Industrial Estate Fort Road Littlehampton Approval of reserved matters following the grant of outline permission LU/73/02 for 2 storey development for employment use (B1, B2, B8)
LU/290/02	Granted 16/01/2003	Arunside Industrial Estate Fort Road Littlehampton Application for removal of condition 6 of planning permission LU/73/02 dated 22/08/02.
LU/73/02	Granted 22/08/2002	Arunside Industrial Estate Fort Road Littlehampton Outline application for 2 storey development for employment use (B1, B2, B8) up to 8,500m2 including new access road

With the above in mind, the use of the unit for B2 purpose would be consistent with the planning permission for B1/B2/B8 use.

c. Application proposal

The proposed development is associated with the occupation of the unit by the new tenant – 1Touch car repair service. The proposed development consists of the installation of three flues at the rear of the unit. The flues are associated with the installation of an STL Cyclone car spraybooth and a paint mixing room inside the unit. The proposed location of the spraybooth and flues are shown on the Proposed Plan (Ref: REV/CP/2020/46/04) and Proposed Roof Plan (Ref: REV/CP/2020/46/06). This application is accompanied by detailed manufacturer's specifications Cyclone spraybooth.

In terms of the signage, one fascia sign is proposed on the front elevation, facing Lineside Way. It will display ABL and 1Touch branding. The sign will consist of a grey powder coated aluminium rectangular sign measuring 4.35m x 1.2m x 0.1m with white powder coated aluminium square overlay measuring 1.4m x 1.4m. The grey section of the sign will feature larger red letters 'ABL' and white smaller letters 'ACCIDENT REPAIR GROUP', whilst the white square will feature '1Touch' logo. The second sign will be the same in appearance, but will be located on the south-west elevation of the unit facing the internal road between Blocks A and B. The details of the proposed signage are provided on Proposed Signage drawing (Ref: REV/CP/2020/46/09) and Proposed Elevation (Ref: REV/CP/2020/46/08). Furthermore, page 4 and 5 of the DAS provides examples of this signage installed on other 1Touch branches in other locations across England.

d. Planning policy

The development plan policy for the site consists of the following documents:

- Arun Local Plan (ALP) 2018; and
- Littlehampton Neighbourhood Development Plan (LNDP) 2014-2029.

In addition, the Advertisements SPG is also relevant.

e. Planning considerations

There are two planning considerations, which are relevant when assessing the merits of this proposal. These are:

- Design; and
- Impact on amenity.

Each issue is discussed in turn below.

Design

In terms of external alterations, three flues are proposed. Policy D SP1 of the ALP requires developments to reflect the character of the surrounding area in scale and materials. As shown on the Existing and Proposed Elevation drawings (Ref: REV/CP/2020/46/07 and REV/CP/2020/46/08), all flues are appropriately sized in relation to the scale of the building and industrial character of the area. Finally, flues will be located on the slope facing away from the internal road at the rear of the unit and therefore will be partly obscured from public views.

In terms of the proposed signage, Advertisement SPG states that non-illuminated, high level signs will generally be accepted in the industrial and commercial areas of the district, providing that they are designed to complement the building on which they are displayed. As shown on the Existing and Proposed Elevation drawings (Ref: Ref: REV/CP/2020/46/07 and REV/CP/2020/46/08), the proposed colours and design of the signage will be simple and appropriate to the style and appearance of the building and surrounding area. Finally, both signs will not be illuminated.

As such, it is considered that the proposed development will accord with the policies of the development plan.

Impact on amenity

In terms of amenity, policy QE SP1 of the ALP seeks to ensure that development does not have a significantly negative impact upon residential amenity. Specifically, consideration has been given to the matters of noise, air quality and ventilation. Each is discussed in turn below.

In terms of noise, as shown on the proposed drawings, the proposed development does not include any installation of the external plant. All proposed equipment would be located within the building that would, in itself, contain any operational noise. Notwithstanding that, the proposed ventilation flue sound levels at 3m free field from ducts outlet would be of 65 LpA @ 3m, which can be further improved by reduction of 7-10 dB (A) by installation of 1 dia unpadded silencer. These noise levels are considered appropriate in an industrial and commercial area.

In terms of air quality and ventilation, as set out in the manufacturer's specifications, the STL Spraybooth utilises a regenerative air design whereby 80% of the air is filtered to remove paint particulate and isocyanates for re-use in the cabin.

Notwithstanding that, the submission is accompanied by Particulate and Solvents Release Guidance prepared by STL. STL are the manufacturers of the STL Cyclone II spraybooth that will be installed on site. This application is also accompanied by manufacturers' specifications of all tools and machinery identified in the note. All of these products are compliant with Environmental Protection Agency requirements, as well as national and ISO standards. Furthermore, the note provides calculations for the amount of solvents and particulates that will be released from the three flues. Page 2 of the note confirms that the resultant amount of particles that will be released in the air will be negligible.

Finally, this submission is accompanied by a Guarantee of Compliance certificate for the same STL Spraybooth equipment. It confirms that STL Spraybooth equipment complies with Secretary of State Guidance for Local Air Pollution Control and Local Authority Pollution Prevention and Control.

As such, the proposed development will preserve the amenity of the neighbouring occupiers. It is therefore considered that the proposed development will accord with the policies of the Arun Local Plan.

f. Conclusions

In summary, the proposed installation of flues will constitute a small change in the external appearance of the existing industrial unit, entirely in character with the surrounding industrial estate. Furthermore, the amenity of the neighbouring occupiers will be safeguarded by way of appropriate design and management of the proposed spraybooth. Finally, proposed signage will be small and similar in scale and appearance to other signs in the surrounding industrial area.

In light of this, it is considered the development complies with policies of the Arun District development plan and should be approved.

Yours faithfully,

CITY PLANING

Viktorija Saveca
Senior Planner

Encl.

cc. 1Touch Repairs (South) Ltd