

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 23/02/2012

FROM: Ian Hayward

**TO: Arun District Council
FAO: Mr Peter Cleveland**

SUBJECT: LU/32/12/DOC - Application for approval of details reserved by condition 5 & 6 of previously approved LU/350/11.

Millfield Rest Home, 9, St Catherines Road, Littlehampton, West Sussex, BN17 6HS

CONSULTATION DATE: 20/02/2012

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

S106 contribution: £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 Local Development 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 discharge of conditions 5 & 6 of previously approved planning application LU/350/11, which sought the change of use of a former rest home C2 into Offices B1(a).

Condition 5

The proposed use of the premises hereby approved shall not be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the Local Planning Authority. These spaces shall be retained at all times for their designated use. Reason: To provide alternative travel options to the use of the car in accordance with West Sussex County Council parking standards.

The applicant has supplied a plan and photographic evidence identifying a covered space within the curtilage of the property that can be used for cycle parking. It would appear that this area is secured by gates at both the front and rear access to the property. Current WSCC cycle parking standards would require enough space to store four cycles (two each for the residential and office elements of this development), and from measuring the plans provided the area is considered to be an appropriate size.

Condition 6

The proposed use shall not be commenced until a parking layout plan for the site has been submitted to and approved by the Local Planning Authority, in consultation with WSCC

Highways Department. The parking plan shall thereafter be implemented on site and not used for any purpose other than the parking and turning of vehicles. Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

The applicant has supplied a plan and photographic evidence detailing the proposed parking layout, which allows for four spaces (1 x Visitor, 1 x Residential / Staff, 2 x Staff). I can confirm that the quantity of parking spaces is inline with current WSCC parking standards for a development mix of this type in this location. From inspection of the plan provided the proposed parking layout would not appear to be ideal as the layout could result in vehicles having to be moved to allow others to exit the site. However the site does benefit from a wide open access with good vehicular and pedestrian visibility so this manoeuvring would not be considered detrimental to highway safety. The applicant may wish to consider the removal of one of the 'staff' vehicular parking spaces to allow for more convenient manoeuvring on site, I can confirm that providing three vehicular parking spaces for this development would also be considered appropriate. I would highlight that the removal of one on site car parking space may increase the demand of on-street parking. The allocation of the parking spaces also appears to be appropriate.

From the information I have before me there would be no highway concerns raised from the discharge of conditions 5 and 6 of planning approval LU/350/11.

Ian Hayward
Strategic Planning