R/308/06

PLANNING APPLICATIONS REPORT

DESCRIPTION/ ADDRESS	-	Change of use from vehicle pre delivery inspection to MOT workshop Unit G1 Rustington Trading Estate Dominion Road Rustington

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Change of use from vehicle pre delivery inspection to MOT workshop (Use Class B2)
SITE AREA	778 square metres approximately
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominately flat
TREES	None affected
BOUNDARY TREATMENT	Boundaries kept by pavement
SITE CHARACTERISTICS	Single storey industrial unit with pale yellow coloured brick and cladding walls and corrugated pitched roof. Hard surfacing to front of building is utilised as parking.
CHARACTER OF LOCALITY	Industrial estate

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/10/83	Change of use to light industrial	Approved Conditionally 02-02-1983

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rustington Parish Council	No objection
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environment Agency	No objection
West Sussex County Highways	The applicant should provide a layout plan showing car parking for the Change of Use. In addition, the crossover should be extended and its entire length re-constructed to WSCC 'Heavy Duty' specification to cater for the observed car parking on the southern end of the site where vehicles currently 'bump' the kerb. On the basis that the above can be supplied, recommend conditions required in the interests of road safety.
District Environmental	"No comment"

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Health	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan: LOC1, DEV1, CH1, DEV5
Arun District Local Plan: GEN7, GEN12, GEN32

PLANNING POLICY GUIDANCE

PPS1:	Delivering sustainable development
PPG4:	Industrial and commercial development
PPG13:	Transport
PPG24:	Planning and Noise

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual amenity, and character of the area

COMMENT ON CONSULTATION RESPONSES

Noted. Hard surfacing to front of building is utilised as parking. In the event of the application being recommended for approval, the requested conditions will be attached to the decision notice.

COMMENT ON REPRESENTATIONS RECEIVED

Noted

ASSESSMENT OF PROPOSAL

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 either the visual amenities of the locality or established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

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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 building is currently used for vehicle pre-delivery inspections within an established industrial site with similar uses, and the building is not to be externally altered. The site contains adequate parking to accommodate the proposed change of use. Hard surfacing to front of the building is utilised as parking. Also the traffic that will be generated by the new use can be safely accommodated by the site access and the surrounding local road system.

The proposed use is thereby considered acceptable and will not have an adverse effect on the established character of the area in respect of the nature and level of activity likely to be generated, including the resultant traffic level.

Having taken all of the above factors into consideration, it is not considered that this proposal would detrimentally impact upon the amenities of any surrounding residential property, nor would it conflict with the established character of the surrounding area, or would it represent a detrimental or materially adverse change in the use of part of the Rustington Trading Estate.

It is therefore recommended that the planning application should be approved, subject to the conditions set out overleaf.

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Change of use from vehicle pre delivery inspection to MOT workshop

Unit G1
Rustington Trading Estate
Dominion Way
Rustington

RECOMMENDATION

Approve Conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The premises shall be used as a MOT Testing Station and Vehicle Workshop, as detailed in the submitted application, and for no other purpose (including any other purpose in class B2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987).

Reason: In the interests of clarity and to enable the Local Planning Authority to control the future use of the site in the interests of the amenities of the surrounding area and in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

3 The use hereby permitted shall not be carried on until space has been laid out in accordance with details approved by the Local Planning Authority for the parking of vehicles clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

Reason: In the interests of road safety and to accord with approved policy in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

4 The use hereby permitted shall not be carried on until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

Reason: In the interests of road safety and to accord with approved policy in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

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5 INFORMATIVE: The use shall not be carried on until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Western Area Office. Tel: 01243 836900