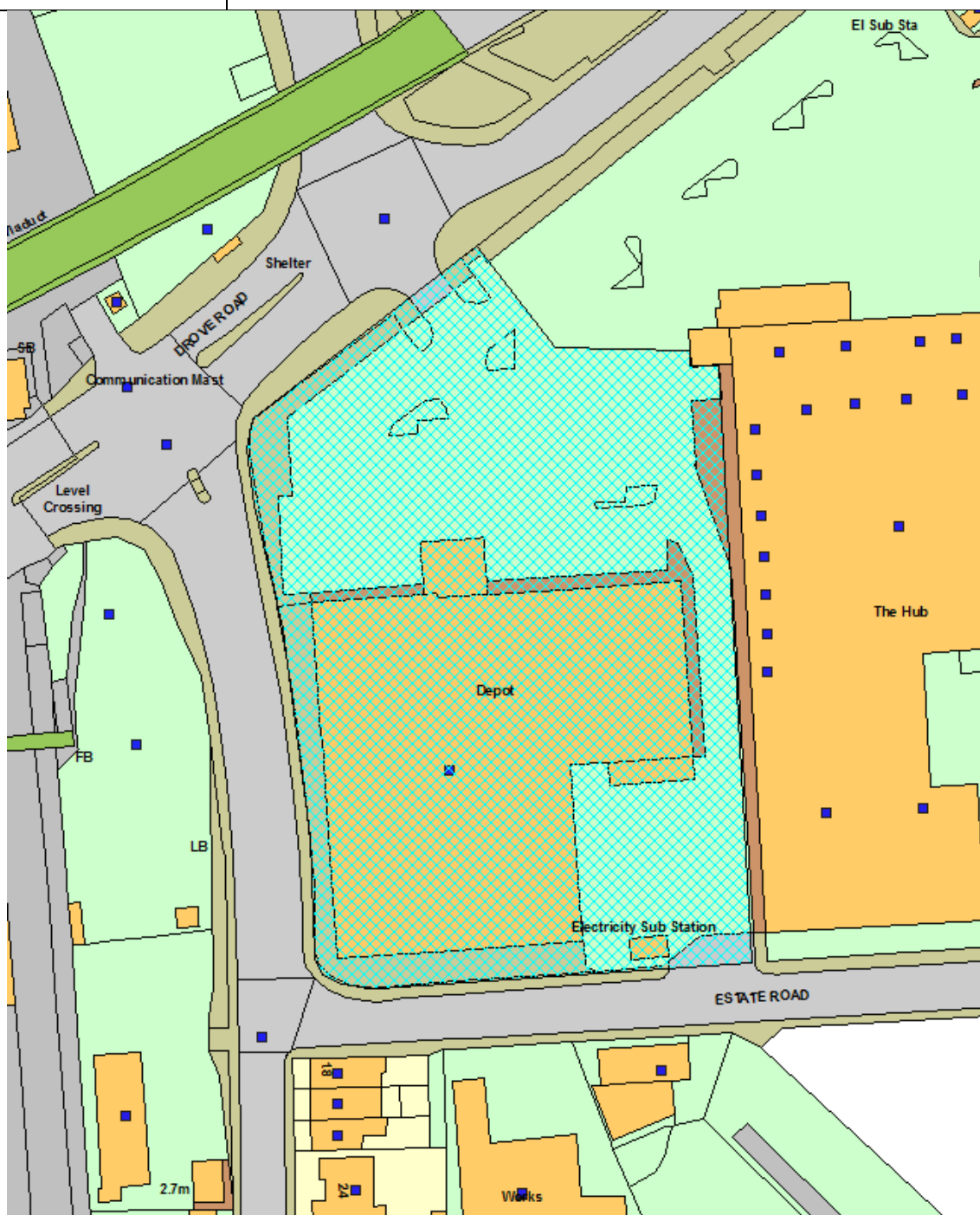


APPLICATION NUMBER:	LW/18/0745		
APPLICANTS NAME(S):	Crossstone Urban Regeneration	PARISH / WARD:	Newhaven / Newhaven Denton & Meeching
PROPOSAL:	Planning Application for Replacement of the existing first-floor cladding, alterations and additions to the existing doors and windows to the ground and first-floor and omission of a small internal mezzanine area and removal of existing front and rear loading bay canopies		
SITE ADDRESS:	Unit 2 Railway Road Newhaven East Sussex BN9 0AY		
GRID REF:			



1. SITE DESCRIPTION / PROPOSAL

The application property is a commercial unit located on the east side of The Drove. The proposal is for the replacement of the existing first-floor cladding, alterations and additions to the existing doors and windows to the ground and first-floor and omission of a small internal mezzanine area and removal of existing front and rear loading bay canopies.

The existing industrial unit is constructed from a structural steel frame and finished externally with brick panels and grey sheet cladding. Although located on Railway Road the building is on a corner plot and can be readily viewed from surrounding roads including the A259 flyover where it rises up to cross the railway and river Ouse.

The unit was constructed in 1988 and has a current planning use within Classes A1 (Non-food retail), B1 (C) (Light-industry) and B8 (Storage and distribution). It is now proposed to freshen up the appearance of the property by replacing the cladding and also rearranging the layout and sizes of the windows and doors. The internal mezzanine area will also be removed as will the front and rear loading canopies. The applicant states that this will allow an enlarged mezzanine area to be added at a later date which will be the subject of a separate planning application. There will be no increase in the footprint of the building. Core Policy 4 (Encouraging Economic Development and Regeneration) of the Lewes District Joint Core Strategy supports the upgrading of existing employment sites for employment uses.

It is considered the proposal will result in the improvement of the appearance of the building and the upgrading of the unit to allow for its continued occupation, in accordance with Policies ST3 (Design, Form and Setting of Development) of the Lewes District Local Plan (Saved Policies) and CP4 (Encouraging Economic Development and Regeneration) and CP11 (Built and Historic Environment) of the Lewes District Joint Core Strategy.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – CP4 – Economic Development and Regeneration

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/18/0745 - Replacement of the existing first-floor cladding, alterations and additions to the existing doors and windows to the ground and first-floor and omission of a small internal mezzanine area and removal of existing front and rear loading bay canopies -

LW/91/0560 - Change of use from restrictive to full B2 use. Restrictive Planning Conditions No. 1. - **Approved**

LW/76/0201 - Approval of reserved matters for timber workshop and store. (Outline permission LW/75/1087) - **Approved**

LW/75/1087 - Outline application for timber workshop and store - **Approved**

LW/79/0076 - Planning Application for a single storey office building and extension to workshop canopies, lean-to store and re-siting of existing office. - **Approved**

LW/87/0669 - Continued use for GRP Manufacture (Glassfibre).
Restrictive Planning Condition No.- 2 - **Approved**

LW/06/0654 - Erection of new fencing and gates to front boundary with Drove Road, rear boundary to Estate Road and neighbouring unit (resubmission of LW/05/2325) - **Approved**

LW/08/0813 - Change of use of Unit 1, Drove Road, Newhaven from B1/B8 uses to mixed B1, A1 (food and non-food) and B8 uses; alterations to the western and northern elevations of Unit 1 and re-allocation of parking provision for Units 1 and 2 - **Approved**

LW/10/1303/CD - Discharge of conditions five, seven, eight and nine relating to planning approval LW/08/0813 - **Approved**

LW/10/1311 - Pole-mounted freestanding advertisement hoarding - **Approved**

LW/11/0898 - Retail food store comprising 3530 sq m (including removal of existing building at rear part of Unit 1) and 10 workspace units, on site tiered parking for 240 spaces, landscaping and off-site public realm enhancements - **Withdrawn**

LW/11/1096 - Mixed development comprising new retail food store, seven non food retail units, two restaurants/cafes, three B1/B8 units, hotel, filling station, parking for 480 cars, associated landscaping, plus open space and off site public realm enhancements, retention of two industrial units and demolition of commercial buildings, nursery and four dwellings - **Withdrawn**

LW/11/1214 - Variation of conditions 2 & 3 relating to planning approval LW/08/0813 to include reference to 'A1 (shop) convenience food retail store' - **Approved**

LW/16/0067 - Section 73A Retrospective application for the placement of temporary chillers on forecourt of existing warehouse for a period up to 2/3 years - **Approved**

LW/18/0745 - Replacement of the existing first-floor cladding, alterations and additions to the existing doors and windows to the ground and first-floor and omission of a small internal mezzanine area and removal of existing front and rear loading bay canopies -

LW/75/1408 - Existing bungalow to be taken down and land used for car park. - **Approved**

PV/72/0020 - Proposed display of a internally illuminated sign - **Approved**

P/71/0095 - Change of Use to Industrial. Deemed refused. - **Deemed Refused**

P/70/0012 - Planning and Building Regulations Application for an extension to existing factory. See also BR/70/0012. Building Regulations Approved. Completed. - **Approved**

P/74/0030 - Proposed warehouse & office extension to factory premises. - **Refused**

PV/52/0001 - Double-sided illuminated metal sign - **Approved**

P/68/0069 - Change of use from residential to offices, stores and staff clockroom of part of ground floor - **Approved**

P/63/0011 - Planning and Building Regulations Applications for extension to existing factory. - **Approved**

P/58/0006 - Planning and Building Regulations Applications for an extension to factory and construction of car park. - **Approved**

P/54/0058 - Planning and Building Regulations Application for an additional factory space. IDC(1/678/54) dated 04/10/1954.

See also P/51/0007 and P/51/0074 - **Not Proceeded With**

P/53/0009 - Change of use to store and wireless repair workshop. Restrictive Planning Condition No. 1. Demolished. - **Approved**

P/64/0012 - Planning and Building Regulations Applications for an electrostatic Spray building and boiler house. - **Approved**

P/60/0099 - Planning and Building Regulations Application for an enclosure of existing loading bay to form additional area for workshop. - **Approved**

LW/90/1340 - Erection of one non-illuminated double sided pole sign - **Refused**

LW/89/0842 - Retention of building and use without complying with condition 1 attached to LW/85/1509 - **Approved**

LW/88/1199 - Demolition of building and erection of non-food retail warehouse together with ancillary parking and servicing. - **Approved**

LW/89/0493 - Three internally illuminated signs - **Approved**

LW/91/0706 - Retention of three externally illuminated shop signs, one internally illuminated entrance sign and 2 non-illuminated panel signs. Restrictive Planning Condition No. 1 - **Approved**

LW/89/0535 - Three flag poles - **Approved**

LW/89/0534 - Internally illuminated pole sign - **Approved**

LW/85/0431 - Erection of three factory units and first floor extension to existing factory. - **Not Proceeded With**

LW/81/0079 - Change of use of ground floor of Rozell/Melbourne to offices, stores and forecourt for car sales - **Approved**

LW/78/1875 - Change of use from light industrial to warehouse. Restrictive Planning Condition No 1. - **Approved**

LW/75/1584 - Extension of existing ground floor factory & warehouse accommodation and first floor office space along with additional car parking - **Approved**

LW/74/1699 - Extension of existing factory and offices to provide further warehouses and office facilities - **Refused**

LW/99/0329 - Application to vary Condition 3 attached to LW/98/1050 to provide that the hours of use restriction applies to the rear access only - **Approved**

LW/05/2325 - Erection of new fencing and gates to front boundary with Drove Road and side boundary with neighbouring unit - **Refused**

LW/04/0437 - Erection of an extension - **Approved**

LW/03/2173 - Change of use from Class A1 to uses within Classes A1, B1 (C) and B8 - **Approved**

LW/98/1050 - Change of use from retail (A1) to storage & distribution category B8 & minor alterations (personal permission for Tomsetts Transport Ltd) - **Approved**

LW/97/1048 - Change of use from retail to storage and distribution (Class B8) - **Withdrawn**

LW/92/1286 - Use of part of the car park at the rear as a compound, erection of fencing to a height of 3 metres and consequential alterations to elevations and erection of traffic bollards. - **Approved**

LW/92/1371 - Formation of a retail supermarket through the cont. use of bldg. without complying with cond 1 (ensuring for the benefit of Harris Queensway) & 4 (sale of household durable goods only) attached to pl. consent LW/85/713 & the demo. of adj. bldg. occ. by Ca - **Withdrawn**

APPEAL/74/1699 - Development Appeal - **Dismissed**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None received.

6. PLANNING CONSIDERATIONS

The Development Plan policies listed below are considered to accord fully with the objectives of the NPPF, full regard to which has been given during the consideration of this application.

7. RECOMMENDATION

It is recommended planning permission be granted.

The application is subject to the following conditions:

1. This planning decision relates solely to the following plan(s):
2. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to

grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	18 September 2018	001
Proposed Block Plan	18 September 2018	002
Existing Section(s)	18 September 2018	003
Existing Elevation(s)	18 September 2018	003
Existing Floor Plan(s)	18 September 2018	004
Proposed Section(s)	18 September 2018	005
Proposed Elevation(s)	18 September 2018	005
Proposed Floor Plan(s)	18 September 2018	006
Proposed Roof Plan	18 September 2018	007
Design & Access Statement	18 September 2018	