

App.No: 141316 (PPP)	Decision Due Date: 6 January 2015	Ward: St Anthonys
Officer: Richard Elder	Site visit date:	Type: Planning Permission
Site Notice(s) Expiry date: 22 November 2014		
Neighbour Con Expiry: 22 November 2014		
Weekly list Expiry:		
Press Notice(s):		
Over 8/13 week reason:		
Location: Unit 1, Britland Estate, Eastbourne		
Proposal: Change of use from indoor skate park (Sui Generis) to the storage and sale of timber & landscaping supplies and associated products (B8 - Storage and Distribution).		
Applicant: Mr Michael Reid		
Recommendation: Grant Planning Permission		

Planning Status:

Existing commercial building within the body of an industrial area, that is currently used for/as an indoor skating park.

Relevant Planning Policies:

National Planning Policy Framework

Outlines that support should be given for development that supports economic growth.

Eastbourne Core Strategy Policy

Eastbourne Core Strategy Local Plan 2006-2027

D2 Economy

Finmere Road and Britland Industrial Estates

C6 Roseland's & Bridgemere Neighbourhood Policy

Borough Plan Policies

Eastbourne Borough Plan 2001-2011

BI 2 Designated Industrial Areas

BI 7 Design Criteria

US1 Hazardous Installations

US4 Flood Protection and Surface Water

US5 Tidal Flood Risk

HO2Predominantly Residential Areas

Site Description:

Application site relates to the an existing commercial/industrial building within the Britland Road Industrial Area. The building is similar in appearance to others within the estate and is formerly used by an indoor skate park.

The site is accessed via a the estate service road and provides hard standing apron around the building to facilitate car parking and servicing and deliveries.

Relevant Planning History:

There is an extensive planning history for this site with the most recent outlined below:-

110112 Change of use from an industrial unit to an indoor skate park
Planning Permission Approved conditionally 21/04/2011

Proposed development:

Change of use from indoor skate park (Sui Generis) to the storage and sale of timber & landscaping supplies and associated products (B8 - Storage and Distribution).

This application relates to the relocation of an existing timber/fencing business from East Dean Road to the this site/property. The business provide timber and fencing products primarily to the trade as well as direct to the public, this split is approximately 80%trade and 20% domestic.

The applicant has confirmed that once the building has been initially stocked then there should only be one large vehicle deliver per week, the majority of the vehicle movements would be via smaller domestic and light weight commercial vehicles.

Currently the business operates between the hours of 08:00 17:00 Monday to Friday and 08:00 12:00 on Saturdays and not at all in Sundays. It is the ambition that these hours would be operated on this site.

Currently the business employees 3 staff and the applicant expects that there may be the potential to for additional jobs to be created if this scheme is supported.

Consultations:

Internal:

Specialist Advisor (Planning Policy): The application site is located within a designated industrial area (Borough Plan Policy BI2). It is also within a designated industrial estate as defined by the emerging Employment Land Local Plan.

The change of use from Sui Generis to a class B8 use within a designated industrial estate would contribute towards the provision of 20,000sqm of industrial and warehouse floorspace within the industrial estates up to 2027, as required by the emerging Employment Land Local Plan.

Therefore, this application is supported from a planning policy perspective.

External:

ESCC Development Control Manager:- No comments received

Neighbour Representations:

2 Objections have been received and cover the following points:-

- Heavy goods deliveries would be damaging to the amenities of the occupiers of the nearby residents.
- There is the likelihood that there would be an increase in accident at and within the vicinity of the site.
- General highway safety would be compromised
- Loss of privacy and light impacts
- Noise issues

Appraisal:

Principle of development:

This building has had a long history of industrial and employment generating uses and as this proposal reverts to this long standing use there is no objection in principle to the applicants occupying this property/building.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The reuse for commercial purposes would have the potential to alter the vehicles accessing and servicing the site; given the long standing commercial nature of the site a refusal based on the loss of residential amenity that may result from vehicles accessing the site and business operation would not be able to be sustained.

Design issues:

Save for some external redecoration there are no other changes to the external fabric of the building and as such there are no objection raised on this issue.

Impacts on highway network or access:

Given the former commercial use and the limited nature of the vehicle movements to/from the site there should not be any material issues with highway access and or pedestrian safety.

Other matters:

The NPPF recommends that the planning process should not stand in the way of sustainable development that supports economic growth. On this issue it is considered that the retention of an existing business within Eastbourne with the potential for job growth would help to support the local economy.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in

balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

It is considered that the reuse of this building for commercial/employment generating use would accord with the aims and aspiration of the Core Strategy and the emerging Employment Land Local Plan

Recommendation:

Grant Planning Permission

Conditions:

1 Time Limit

Appeal:

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**