

Application Number: NOTICE/0011/20	
Site:	The Quadrant, 60 Marlborough Road, Lancing Business Park, Lancing, West Sussex
Proposal:	Application for permitted development for prior approval for change of use from offices (Use Class B1a) to 53 no. residential units (C3)

The Head of Planning and Development introduced the report and advised Members were deciding on a Prior Approval application which allowed the local authority to consider various criteria in judging whether it would be acceptable for a change of use from office to residential. The Officer advised that the principle of the change of use could not be challenged other than on the matters set out on page 11 of the Committee report.

The Officer outlined the application, and to assist Members in their consideration, a number of photographs and plans were shown. The site was known as the Quadrant and was located on the south side of an industrial estate, Lancing Business Park. The building had an internal courtyard, approximately 120 car parking spaces, and 2 access points. The proposal was to largely convert internally, to comprise 53 flats, a mix of 1 and 2-bedroom units, with secondary glazing to be installed.

The Officer referred Members to the appended Appeal Decision in Crawley which he felt was comparable to the proposal under consideration, and to the addendum, which had been circulated to Members since the report had been published.

Concluding his presentation, he advised Officers felt there were no transport, contamination, flooding or natural light issues with the proposal, the only one criteria to be considered was the impact of noise from commercial premises surrounding the site for future occupiers.

The Officer's recommendation was for refusal.

Members raised queries with the Officer for clarification purposes, which were answered in turn to their satisfaction and included further explanation of the Prior Approval process.

There were further representations from three objectors who had all elected to join the meeting. The Chairman also allowed Councillor Brian Boggis to address the Committee in his role as Executive Member for Regeneration.

Despite Members' concerns at the limited scope for refusal, they unanimously agreed to accept the Officer's recommendation to refuse the application on the grounds set out in the report.

Decision

The Committee Members agreed that, on the basis of the available information, the proposed change of use from offices to residential use would result in the creation of dwellings in close proximity to a wide range of commercial uses including waste management, engineering, logistics, maintenance uses, window and kitchen manufacturing premises, warehousing and accident car repair. The Committee Members felt that there would be a significant adverse impact upon future occupiers of the development resulting from noise created by these nearby commercial premises and an attempt to address these issues would result in the creation of unsatisfactory living conditions to the detriment of residential amenity. As a result the proposed development would be contrary to the provisions of policy 34 of the Adur Local Plan (2017) and provisions of the National Planning Policy Framework (2019).

The Local Planning Authority considered Prior Approval was required in accordance with the requirements of Condition O.2 of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development)(England) Order 2015 and the Committee Members agreed such Prior Approval should **BE REFUSED**.