

2 Planning History

02/57813/004 - Change of use of agricultural buildings on south, east and west side of courtyard to 13 no. commercial stables (retrospective), PERM,18/03/2002

02/57813/005 - Listed Building application for the conversion and alterations to lean to on east side of Grade II Listed Barn to form 4 no. commercial stables (retrospective)., PERM,18/03/2002

00/57813/003 - Erection of a 20m high lattice tower with 6 antennae and 4 microwave dishes, together with equipment cabin, electricity meter cabinet and ancillary cabling and equipment, REF,10/11/2000

96/57813/001 - Change of use from agricultural stables to commercial stables on south side of site (part retrospective), WD,14/01/2002

96/57813/002 - Listed Building application for internal alterations and external repairs to stables on south side of site (part retrospective), WD,14/01/2002

92/57813/000 - Change of use from three agricultural stables to three commercial livery stables, PERM,04/02/1993

03/57813/006 - County Matter Application with respect to an 'on farm' green waste composting proposal., PERM,22/05/2003

04/57813/007 - Application to determine whether prior approval is required with respect to the siting, design and external appearance of a proposed new agricultural barn on agricultural land to the north of the former Rook Farm buildings off of St. Mary's Road., PARP,02/06/2004

04/57813/008 - County Matter Application for the variation of condition 2 of planning application 03/57813/006 (hours of operation) at Manor Farm., PERM,26/06/2004

04/57813/009 - Amendment to planning permission 03/57813/006 (to substitute 150mm of crushed concrete with 150mm of poured concrete)., PERM,07/12/2004

06/57813/010 - Variation of condition 2 of Planning Permission 03/57813/006 to allow extended hours of operations from April to September (inclusive) to bring operation into line with local Civic Amenity site opening hours. (Proposed hours 08:00-18:00 April-September, 08:00-17:00 October-March)., PERM,17/02/2006

APP/10/01012 - Construction of 3m fence and gate (Retrospective application)., PERM,21/05/2015

APP/10/01013 - Replacement of cladding to gable ends of barn. (Retrospective application.), PERM,23/06/2011

APP/10/01014 - Application for Lawful Development Certificate for change of use from agricultural use to commercial storage (of motor vehicles)., PERM,21/05/2015

APP/10/01015 - Application for Lawful Development Certificate for change of use from agricultural use to carpentry workshop., PERM,21/05/2015

APP/12/00500 - County Matters Application for amendments to Planning Permission 03/57813/006 to allow approved details shown on DWG 2603.01 of Planning Permission 03/57813/006 to allow increase in the height of the windows and an increase in the annual levels of waste., RNO,12/06/2012

APP/16/01243 - Change of use from redundant farm building to B1 office use., PERM,16/02/2017

APP/17/00654 - Renovation and conversion of stable building, replacement of 1970's lean-to, and re-construction of derelict East end to create 1No. 3 bedroom 2 storey dwelling, PERM 18/08/2017

APP/17/00658 - Listed Building application for renovation and conversion of stable building, replacement of 1970's lean-to, and re-construction of derelict east end to create 1No. 3 bedroom 2 storey dwelling, PERM 18/08/2017

3 Proposal

Change of use to Class E office use (including retrospective alterations) from Agricultural Storage building in connection with farming activities.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Adjacent The Barn & Stables
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

There is no objection from a heritage perspective to the change of use to the outbuilding located within the curtilage of the adjacent listed building - Manor House.

County Archaeologist

The site lies within an area of archaeological potential related to the Hayling Island medieval priory and precinct. However, the proposed works are of a limited scale and were unlikely to have caused any significant impacts. On this basis, I do not wish to raise archaeological issues.

Ecologist

I would not raise any concerns in relation to ecological matters.

Environment Agency

None received

Hampshire Highways

Whilst change of use to Class E office use from an agricultural barn will generate more vehicular trips, the Highway Authority are satisfied that this will not lead to a detrimental impact on the wider highway network. Additionally, the Highway Authority are satisfied that there is sufficient parking on site to accommodate the numbers intended.

Having regard to the above, the Highway Authority provide no objections to the above planning application.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 3

Number of site notices: 1

Statutory advertisement: 08/07/2022

Number of representations received: 1

Comment	Officer Comment
<u>Object on Highway Safety grounds</u> the private road serving Manor Farm is owned and maintained by Manor House; use of lane as pedestrians is dangerous with intensive vehicular use generated by Manor farm activities; large/wide industrial/agricultural vehicles use full width of lane at speed; any additional traffic objectionable and existing volume of commercial traffic should be reduced; lack of visibility to on-coming vehicles or pedestrians; Local Highway Authority should prohibit large vehicles using the private road, or impose a speed limit; 8 commercial units are actively marketed - seems that these are unauthorised and result in the creation of a Business Park; Should condition that access be taken off the Havant Road, which would be more direct; any further increase in commercial traffic would be unneighbourly abuse of deemed right of way over private road.	Noted - see section 7

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area & LB
- (iii) Impact upon residential amenity
- (iv) Highways and Parking

(i) Principle of development

7.2 The application site lies outside the defined urban area and therefore within the 'non-urban' area of Hayling according to policies AL2 and CS17, where development will only be permitted if it is consistent with the policies for the countryside as set out in national policy. The NPPF supports a prosperous rural economy and at paragraph 84 indicates that planning decisions should enable

"a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

b) the development and diversification of agricultural and other land-based rural businesses;...."

7.3 Paragraph 85 goes on to recognise that such sites may be beyond existing settlements in locations not well served by public transport and development should be sensitive to its surroundings without having an unacceptable impact on local roads and should explore opportunities to make a location more sustainable. It is noted that the use of previously developed land and sites well related to existing settlements should be encouraged. To support this stance there are some permitted development rights to change the use of some agricultural buildings to flexible commercial uses (Class R of Part 3), subject to certain criteria and prior approval.

7.4 This application provides the opportunity for a local business to start up or remain on Hayling Island, evidenced by the fact that it is already occupied by a local firm providing local employment. Policy CS2 supports development that creates employment opportunities, though would normally direct to urban areas. However as this farm has already diversified and created a small business park, then the addition of 1 more unit within this cluster is considered appropriate and acceptable in principle.

7.5 Since the site lies within the curtilage of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting.

(ii) Impact upon the character and appearance of the area & LB

7.6 Both the main barn (western wing of courtyard) and stable block, which is now converted to a dwelling, (southern wing of courtyard) are Grade II Listed Buildings dating from the C18. As such Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving the building(s) and their setting. In this instance the proposal relates to a change of use, with minor external alterations including the installation of a disabled access ramp of a building within the same agricultural courtyard.

The overall scale and appearance of the building, and its relationship with the Listed Buildings remains unaffected. As such it is not considered that the use and associated works would result in any harm to the setting of the adjacent Listed Buildings.

- 7.7 The proposed Class E (g) office use of the building would be compatible with the immediate surroundings which is mixed, being both residential, business uses and agricultural. The external alterations have been undertaken sympathetically to the style of building with stable door retained and largely re-using existing openings. An access ramp has been provided at the front. Overall the proposed use and alterations to the building are considered to have no harm on the character of the area and can be considered compliant with policy CS16.

(iii) Impact upon residential amenity

- 7.8 The closest residential properties are Osier Dell (applicants home), the converted stables (occupied by family of applicants), Manor House and 1 Manor Farm. The proposal seeks a Class E office use i.e. Class E (g) which by their very nature are administrative, research or light industrial services that can be carried out without detriment to the residential amenity of an area. The whole site only operates until 12.30 on Saturdays with no activity on Sundays. Given the separation distances to nearest dwellings and light uses, it is not considered that there would be any harm to neighbouring amenity from the use operating from within the building.
- 7.9 Third party comment has however objected to the increased use of the private access road by vehicles. However the vehicular movements associated with this one additional unit would be limited largely to staff coming and goings in cars, with little associated heavy goods vehicles/van movements. It must be noted that the site is a working farm with large vehicles and machinery accessing it, as well as a green waste composting site which involves large lorry traffic. Against the lawful use of the site the additional noise and disturbance from traffic associated with this one Class E(g) unit would be negligible.
- 7.10 It is therefore considered that the proposal would not harm neighbouring amenity and would accord with policies CS16 and DM10 of the Core Strategy.

(iv) Highways and Parking

- 7.11 Hampshire Highway Authority have not objected to the proposal, considering the minimal extra trips would not impact the wider highway network, and note sufficient on site parking.
- 7.12 The third party comment raises safety concerns about the use of the private access but it is noted that the use of this access is in connection with lawful farming and business uses. The red line does not include the access in this instance, and as a long standing farm and business the rights of access over the private drive will be established and a private matter. It is considered that the suggested use of the alternative access to the Havant Road would be more dangerous, as this route is even narrower with limited junction diameter and visibility, and traffic would potentially interrupt the flow of vehicles on the main A3023.
- 7.13 The site has an enormous courtyard for the parking of cars and vans, which would adequately meet the parking requirements for this office floor space. Overall the proposal is considered to comply with policy DM14.

8 **Conclusion**

- 8.1 It is considered that the introduction of an additional employment unit within this well managed agricultural diversification site is supported in principle without causing any identified harm. The proposal would not conflict with relevant local or national policies and is therefore recommended for permission.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/22/00406 subject to the following conditions

- 1 The development hereby permitted shall be retained in accordance with the following approved plans:

1:2500 Location Plan
1:500 Site Plan
Supporting Statement
Heritage Statement
Proposed Layout Plan
Parking and Waste Storage Plan
Photograph of Elevation After Work

Reason: To ensure provision of a satisfactory development.

- 2 Notwithstanding the provisions of any Town and Country Planning General Development or Use Classes Order, the hereby approved unit shall only be used for any purpose falling wholly within the scope of Class E (g) (offices, research & development & light industrial) in the Schedule of the Town and Country Planning (Use Classes) Order 1987, as now amended.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.