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CHARTERED TOWN PLANNER

Planning Department
Civic Offices
Havant
Hants
PO9 2AX

Friday, 02 August 2019

Dear Sir/Madam:

Re: Relocation of scaffold yard permitted under planning permission APP/18/01263

Meadow Farm Nursery, Hayling Island

I have been instructed by the applicant, Mr P Newell of P R Newell Scaffolding to submit a planning application for the above matter.

The area of land subject to the current permitted use had not been used for productive agricultural use and it made sense to the business owners to utilise it for an appropriate diversification use.

Mr P Newell lives on the site and is the husband of one of the owners and it makes perfect sense – in terms of sustainability – for his business activities to be located on the site.

P R Newell Scaffolding operate a single lorry which is parked at the site and loaded each afternoon between 3 and 4pm ready for dispatch the next morning at around 7.30am. The lorry then returns between 3 and 4pm to be loaded again ready for the next day.

P R Newell Scaffolding is a local business and around 90% of business is undertaken on Hayling Island. It provides a values local service and avoids similar businesses having to travel from the mainland onto the island.

The employee lives on Hayling Island and is picked up each day – they do not drive to the site.

Taking these factors into account it is clearly a sustainable business.

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The current use is located against the southern boundary of the site and is seen in the context of the large greenhouses on site. That said, the mature vegetation along the boundary means there are limited, if any, public views of the site.

The use covers a very limited area of land and the photograph below illustrates its current low key use and impact on its surroundings.



In terms of planning policy, paragraph 83 of the Framework makes clear that planning policies and decisions should enable the sustainable growth and expansion of all types of business in rural areas, along with the development and diversification of agricultural businesses.

Paragraph 84 of the Framework recognises that sites for businesses may not be well served by public transport and that in such circumstances it will be important to ensure that the development is sensitive to its surroundings and does not have an unacceptable impact on local roads. In this regard the business creates one movement each way each day and at times with avoid peak hours. It serves a local need and the second employee is picked up from their home, thus avoiding employee car journeys to the site.

It is clear that officers agreed with these findings as they permitted the original scheme, subject to various conditions on the nature of the use.

For operational reasons of the site as a whole it has been decided to relocate the existing scaffold yard to a more central location on the west side of the nursery. In this position the high treed hedgerow will ensure that views from the lane are not possible.

Since officers have accepted the principle of a scaffold yard on the nursery I fail to see how there could be any objection to this resiting of the lawful use.

For the detailed reasons set out above I conclude that the use receives clear support from the Framework, does not give rise to any new planning considerations beyond those considered acceptable when the council granted permission for the use in the first instance and therefore planning permission should be forthcoming.

I accept that it is the particular circumstances of the nature of the business that make a scaffolding yard use acceptable in this location. For this reason I consider that it would be appropriate to reimpose the conditions existing on planning permission APP/18/01263.

In the light of the above I trust that officer support will be forthcoming.

Yours sincerely,

Stephen Jupp

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