

# **PLANNING STATEMENT**

**for**

## **RETROSPECTIVE APPLICATION FOR CHANGE OF USE TO VEHICLE STORAGE COMPOUND FOR HAYDEN VEHICLE RENTALS**

**at**

**LAND TO SOUTH OF MILL RYTHE LANE  
HAYLING ISLAND, HAMPSHIRE PO11 0QG**

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## **1.0 Introduction**

- 1.1 This Statement is to accompany a full planning application for a retrospective change of use to allow the continued use by Hayden Vehicle Rentals (HVR) of a vehicle storage compound on land to the south of Mill Rythe Lane on Hayling Island, including the retention of two metal containers to provide secure storage, all in connection with HRV's vehicle rental business.
- 1.2 The applicants have rented the land from the owner, Carol Howard, since April 2014 and operated it as a vehicle storage compound. Prior to this, it is understood that the land was used by Hants Motor Salvage.

## **2.0 Consultations and Advice**

- 2.1 Following a site visit by Mrs. P. Ware from Havant Borough Council on 12 December 2017, the Council sent a letter to the applicants on 10 January 2018 advising that there was no current valid planning permission for the use of the site as a vehicle storage compound. It further advised the applicants that they may consider submitting a retrospective planning application for change of use in order to avoid potential enforcement action.
- 2.2 The above letter further advises that, while no guarantees can be given of the outcome of such an application, it is likely that it would receive officer support.
- 2.3 Following the above advice, the applicants have instructed this practice to submit a planning application as now contained herein.

## **3.0 Site Description**

- 3.1 The site is located on the southern side of Mill Rythe Lane near to its junction with Havant Road (A3023). The strip of land immediately to the west between the site and Havant Road appears to be used as a paddock.
- 3.2 The site fronts Mill Rythe Lane and has an approximate area of 1,175m<sup>2</sup>. The applicants have erected a security fence and gates along the road

frontage which utilises the existing vehicle crossover. A corrugated metal fence exists along the south-west boundary adjoining the paddock land on which there is some screen planting on the paddock side. There is also a tall corrugated metal fence on the south-east boundary adjoining the industrial site of Howards Car Spares. The north-east boundary has an established mature tree screen against an open yard area associated with HCS.

- 3.2 The site is unpaved and is consolidated and free draining.
- 3.3 The two metal containers are located in the north-east corner of the site immediately adjacent to the north-east boundary. Each container is approximately 12.2m long by 2.4m wide with doors at the south-eastern end.

#### **4.0 Retrospective Change of Use**

- 4.1 This application seeks to legally continue HVR's use of the site in connection with their vehicle rental business to allow the storage of rental vehicles which include vans, minibuses, motor homes and caravans. The site also caters for the parking of customers vehicles during the rental period, HRV staff cars and overspill parking for other local businesses as agreed strictly by prior arrangement.
- 4.2 The two metal containers are for the secure storage of minibus seats for rental vehicles for adaptation of vehicle seating at customer's request, interior trims for defleet buses which are being sent away for wheelchair/disabled vehicle conversion off site and sundry small items in connection with the vehicle rental business.
- 4.3 No vehicle maintenance or repair is to be carried out on the site as HRV have a vehicle workshop elsewhere on a nearby site.
- 4.4 No hazardous materials or waste would be stored on the site.

## **5.0 Works carried out by the Applicants**

- 5.1 The site was previously prone to fly tipping prior to the erection of the metal palisade security fence and gates carried out by the applicants. The site was previously left in an unsightly state and all rubbish was cleared from the site by the applicants.
- 5.1 The applicants wish to state their willingness to paint the containers in an appropriate colour to provide a more acceptable appearance and to ensure their long term maintenance and condition.

## **6.0 Conclusion**

- 6.1 The continuation of the use now formally requested would allow this business to continue and thrive and to provide employment and a much needed service on Hayling Island. The location of the site is suited to this use being close to other industrial units and boatyards and there is no detrimental effect on the local environment.