

16 February 2018

LPA Ref: **DC/DE/00114//CMP**

PLANNING, DESIGN AND ACCESS STATEMENT

RETROSPECTIVE CHANGE of USE:-

1) Extension to the relocated scaffold storage yard (granted conditionally under APP/16/00735) into the building and adjacent land (which was certified for use as a Horse Box and associated Coachworks business under APP/15/01234) together with the inclusion of a 3.5m acoustic fence along the south and west boundaries as shown on the submitted drawing.

2) The vacated scaffold yard area has been divided into two sections with one part being used for the storage of small plant and the second part being used for the storage of cars and lorries not exceeding 7.5 tons.

HOME FARM - LAND TO THE REAR OF 132 HAVANT ROAD, HAYLING ISLAND, PO11 0LJ

1.0 Introduction

1.1 As a consequence of the LPA determination certifying a CLU (application APP/15/01234) for use and provision of the existing Horse Box and associated Coachwork business the owner of the subject land made a further planning application (APP/16/00735) for use of the land excluded from the CLU determination (Shown by red edge on PLAN A) for open storage comprising vehicles and scaffolding (Use Class B8) and perimeter landscaping works.

1.2 Conditional planning permission was granted on 3 February 2017. The applicant has endeavoured to comply with the conditions of the planning permission (APP/16/00735) and accepts that some changes have taken place which have been observed by the LPA Enforcement Officer (Mr S Andrews) accompanied by Mr David Eaves when visiting the site on 11 December 2017 and detailed in a letter to the applicant dated 19 December 2017.

1.3 The LPA letter dated 19 December 2017 identified Conditions 1, 5 & 6 as requiring attention and the Certificate of Lawfulness - APP/15/01234 referring to the building located at the far south eastern corner certified as having been used as part of the established horse box and coach work business.

2.0 Response by applicant to secure retrospective planning approval

2.1 Following the relocation of the SCA scaffolding business to the area contained by the 3.5m high acoustic fence as required by Condition 1 of APP/16/00735, the applicant was asked to consider leasing the building which was the subject of the Certificate of Lawfulness. The rationalising of the scaffold operation whereby the ancillary maintenance of scaffold fittings could be undertaken within the building and as such would contain any noise emission appeared to be a sensible decision to contain all scaffolding activity in the far south eastern corner of the site distant from residential dwellings on Havant Road.

2.2 This planning application seeks to rectify the change of use and also to propose the construction of a matching 3.5m high acoustic fence on the south and west boundaries and as a result the relocated scaffold operation would be contained entirely within the extended acoustic fence.

2.3 The submitted Drawing LCW 3 indicates the existing scaffold yard and the extension of the scaffold operation and illustrates the proposed position of the matching acoustic timber fence. Photographs of the current operational situation support the planning application.

3.0 Landscape implementation as required by Condition 5 of APP/16/00735

3.1 Photographs of the landscaping works undertaken during January 2018 are submitted to illustrate the extensive planting now undertaken as approved.

3.2 The applicant acknowledges that an area of banking deposited on part of the southern boundary illustrated on a submitted photograph was deposited in error through a misunderstanding of the approved hedge planting proposal. He confirms that this will be removed as soon as an earth moving machine can be hired.

4.0 Vacated scaffold storage area - Condition 6 of APP/16/00735 - Change of use

4.1 The vacated scaffold storage area has been subdivided into two areas:-

- a) the eastern section now being used for open storage of plant and machines ancillary to a highway maintenance company.
- b) the western section originally identified as being for car parking is now in use for car and lorry parking not exceeding 7.5 tons.

4.2 Taking into account the mix of commercial uses occupying the site under the

Certificate of Lawfulness - APP/15/01234, the uses permitted by APP/16/00735 this retrospective application seeks approval to uses similar to those already occupying the remainder of the site and are not expected to introduce conditions that would be detrimental to nearby residential dwellings.

5.0 Conclusion

5.1 Through an approval of this retrospective change of use proposal the applicant undertakes to implement all specified works within one month of the approval - this will include the construction of the matching 3.5 m high acoustic timber fence and the planting of the approved hedge and tree planting within the site area along the southern boundary close boarded fence and timber post and rail fence as illustrated on approved Drawing 1015-5301 dated 24 June 2016.

5.2 The following documents are submitted in support of the planning application:-

- 1) Design and Access Statement
- 2) Photographs taken on 2 February 2018 highlighting the subject areas of the site which require retrospective approval to include the construction of the 3.5 m high acoustic timber fence.
- 3) Site Plan Drawing LCW 3 which illustrates the parts of the site which require retrospective approval and includes by blue outline all land owned by the applicant.
- 4) Landscape planting proposal Drawing 1015-5301 approved under APP/16/00375.

Les Weymes DipTP, MRTPI

cc. Mr R Ruffell