
Site Address:	Unit 2, 1-2 Aston Road, Waterloooville		
Proposal:	Change of Use of Premises from B2 manufacturing to B8 storage units		
Application No:	APP/17/00010	Expiry Date:	03/03/2017
Applicant:	Mr Hickman Sentry Self Storage Ltd		
Agent:	Mr Jezeph Bryan Jezeph Consultancy	Case Officer:	Lewis Oliver
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Unit 2 Aston Road is located on an employment park to the southwest of Waterloooville. The estate is locally known as Byng's Industrial Park. It is accessed from the principal highway network via Hambledon Road (B2150) which links the A3 to the settlement of Denmead to the north west.

To the north and west of the application site there is residential development but there is no vehicular access to the residential area from the industrial estate. Unit 2 forms the southern part of an industrial building served by Aston Road off Hambledon Road. The site comprises an industrial building and a large forecourt to the southwest of the building. The building is not regular in shape being wedge shaped at one end.

The north east boundary of the site along Jubilee Road is defined by a solid green metal railing fence backed by some close boarding. The north east elevation of the building is of a lighter green metal cladding with a couple of small openings. Between the fence and building there are 3 trees which form part of a wider landscaping scheme. To the southeast of the building and yard there is a further industrial unit which hires out portable toilets known as Convenient Hire. To the northwest the unit adjoins Unit 1 and its associated front forecourt. The two units were until recently occupied by the same company.

2 Planning History

01/52785/010 - Certificate of Lawfulness for the Use of the site as B2 Industrial Use - Permitted on 23rd January 2001

3 Proposal

The applicant, Sentry Self Storage, is a company specialising in provision of storage units for both the general public and for businesses. It is proposed to fit out the former industrial building with a series of different sized units separated by access corridors. The forecourt will be laid out with freestanding storage containers (similar to shipping containers) which will be individually let. These will be all painted blue which is the company standard colour. The forecourt is an already hard surfaced area.

Customers for the storage units are likely to include private individuals (moving house or simply in need of additional storage) and also businesses within the local area, which can use these units as expansion storage space or as archive storage for files,

equipment et. The freestanding storage containers are suitable for larger household items, as well as for retail businesses requiring storage for stock items and for other small businesses requiring secure storage for tools and equipment, for small items of construction equipment and items used for example by landscape contractors or tree surgeons. The majority of the containers will be 6.1m long by 2.5m wide and 2.6m high. Details are shown on the submitted plans. Some of the storage units may be half size that is 3m by 2.5m by 2.6m. The containers are available with doors either on the end or the sides. The units will be served by 6m aisles which will facilitate temporary parking for access.

The proposal would involve access to the forecourt 24 hours a day this will be illuminated after dark by a series of floodlights which will be movement sensor controlled. Details of the positioning and type of light proposed are shown on the plans. It is proposed that the premises are staffed during working hours as some of the units will be let to the public. Outside of office hours access to the forecourt only will be controlled by use of swipe cards/ coded entry.

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

CS16 (High Quality Design)
CS2 (Employment)
DM3 (Protection of Existing Employment and Tourism Sites)

Havant Borough Local Plan (Allocations) July 2014

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Crime Prevention -Minor Apps

No response

Development Engineer - Highways

No Objection

Economic Development - Commercial and Housing

No response

Environmental Health Manager, Community Group

Concern has been raised that the development, without the submission of a noise assessment survey, could have an adverse impact on the amenities of neighbouring properties. Officer response see section 7 (iii)

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: 19

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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
- (iii) Impact upon residential amenity
- (iv) Impact on highways

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Policies CS2 (Employment) and DM3 seek to retain existing employment sites within B use classes. The proposal is for B8 (storage) and therefore this proposal would retain the site for employment use, as such the development therefore complies with the relevant policies of the development plan.

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

The proposed B8 use of the building is a relatively low key use which would be entirely satisfactorily accommodated in this building which already has permission for a B2 Use. The use of the front yard will also be of a low impact as the intensity of activity would be modest. The visual impact of the use of the forecourt will of neat rows of storage units all of the same colour, which is similar to the previous use, where historic photos identify the front area being used for storage. The use of sensor controlled lighting together with the layout of the units and the lighting will ensure that the premises do not cause unnecessary light spillage and therefore any significant adverse impact on the character and appearance of the area. Furthermore the proposal involves no alterations to the existing building. As such it is not considered that the development would have a significant adverse visual impact to justify a reason for refusal on this matter.

(iii) Impact upon residential amenity

Concern has been raised by the Environmental Health Officer regarding potential noise impacts on the amenities of neighbouring properties. The fall back position of

the site is an unfettered B2 (General Industrial) use, without any restrictions in terms of hours and/use within this use class, it is considered that to require a noise assessment for the proposed B8 (storage use), would be an unreasonable in this aspect, given the relatively limited likely use during the night. As the application details the use will not generally give rise to noise or disturbance as the only goods stored on site will be loaded and unloaded by hand, negating the need for machinery. Furthermore the arrival and departure of vehicles will be through the existing industrial estate. It is noted that there is no vehicular access from the industrial estate to the adjoining residential roads to the north and west. Any subsequent concerns raised, regarding noise and disturbance, from surrounding properties can be dealt with under appropriate Environmental Health legislation. Furthermore it is noted that there have been no neighbour objections to this applications.

It is considered reasonable in this instance to place a condition restricting the use to B8 Storage and distribution (which is what is applied for) in order to be able to control the use of the site, in the interests of the amenities of the neighbouring residential properties.

(iv) Impact on highway safety

The proposal would utilise the existing access into the site, which is considered acceptable as it provides adequate visibility and manoeuvrability for this scale of development. Furthermore in terms of traffic generation it is considered that the development would result in fewer highway movements, than the existing B2 use. As such it is not considered that the development would have a significant adverse impact on the safety and free flow of the highway network.

8 Conclusion

The proposed development is considered acceptable as it would retain an employment B class use on the site. Furthermore the development is not considered to have a significant adverse impact on the character and appearance of the area, neighbouring amenity or highway safety. The development therefore complies with the relevant policies in the development plan.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00010 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be used only for B8 storage and distribution, and for no other purpose whatsoever including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: To restrict the use of the premises in the interests of local amenity

as residential properties are located to the north of the application site, and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan H/119/21.12.16 LP

Container Details 01

Layout Plan - Titled - Proposed Additional Self Storage Units - Sentry Self Storage, Waterloooville

Automatic gate proposal - Yard layout

Reason: - To ensure provision of a satisfactory development.