
Site Address:	26 Scratchface Lane, Havant, PO9 3NG		
Proposal:	Change of use to building at rear from (B2) General Industrial manufacture of fibre glass boats to (B8) storage of concrete cutting equipment with associated collection and delivery traffic.		
Application No:	APP/16/01043	Expiry Date:	31/01/2017
Applicant:	Mr & Mrs Marx		
Agent:	Mr S Jupp	Case Officer:	Daphney Haywood
	Stephen Jupp MRTPI		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

26 Scratchface Lane, Havant, comprises a detached dwelling fronting Scratchface Lane with an extended curtilage to the rear occupied by a single storey commercial/factory building of basic construction. The building which measures approx. 29 m by 12m adjoins the boundaries with 24 to 32 Scratchface Lane and a number of properties fronting Gwatin Close. Until recently it has been used for the manufacture of glass fibre boats with planning permission 28790/1 dated 4 June 1981 subject to the following conditions:-

The premises shall be used only for manufacture of fibre glass boats and for no other purpose whatsoever, (including any other purpose in Class III and IV of the schedule to the Town and Country Planning (use classes) Order 1972).

The current application originally related only to the factory but the site has been amended to include the dwelling at no 26 within the red line. The commercial unit is set back from the road but is visible from the highway.

2 Planning History

28790/1 Retention of alterations to front elevation of existing workshop. PP dated 4 June 1981

3 Proposal

Change of use to building at rear from (B2) General Industrial manufacture of fibre glass boats to (B8) storage of concrete cutting equipment with associated collection and delivery traffic.

The business that would be occupying the building would be a concrete cutting company with 10-11 employees, who work off site. The commercial premises would be used solely for the storage of cutting equipment (2000 sq ft is needed for this), which the men collect late afternoon for the next day as they all work off site in the company vans. Employee private cars would not be used for visiting the site. The vans would drive off the highway into the industrial building and unload/load up for the next day. Engines would not be left running. All collections and drop-offs would be undertaken inside the building. The plan for the internal arrangement has been amended to provide for four vans to enter the building to park, collect equipment and

turn. Loading operations and any other activities would take place inside the warehouse. The equipment that is loaded is specialised equipment which must be treated and handled carefully. The equipment is taken off shelves, placed into wheelbarrows, and wheeled over to the van locations. Hoses and cabling are also loaded up, but no machinery [such as fork lifts] is required for the loading and unloading process - it is done by hand. There is no actual hire of equipment and there is no reason for anyone, other than employees picking up equipment, to visit the site and no actual deliveries are proposed. There is no intention to have external signage of the company on the facilities. It is intended that a minimally visible presence be maintained at the site.

The agent advises that on average there will be a maximum of four vans arriving at any one time. This would generally [95%] be mid / late afternoon. The employees are out on jobs around the country, so it is not envisaged that there will be significant daily movements. The business is not expected to grow significantly either, as it has been at this level for a few years now.

The applicants have kept a journal of vehicle movements over a three week period and they have averaged as follows:

Monday - average 4 a day

Tuesday - average 3 a day

Wednesday - average 4 a day

Thursday - average 3 a day

Friday - average 3 a day

All concrete cutting equipment utilised by the company uses water suppression meaning that there is no dust created. The equipment is not air/jet blasted.

Maintenance will be limited to the following activities – changing electrical plug end fittings because they have been damaged; replacing the wheels on a Hoover; lubricating the threads of a series of screw fittings; replacing the electrical switch module on a piece of equipment; and, changing out the shaft on a drill. Such maintenance would be checked using electrical metres and would not need to be switched on.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS2 (Employment)

DM10 (Pollution)

DM13 (Car and Cycle Parking on Residential Development)

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

Environment Agency

No objection

Environmental Health Manager, Community Group

Am I to understand that no repair, testing or maintenance of the equipment will be carried out at the proposed site? In terms of noise from loading/off loading the additional information should satisfy that minimal noise will be created by this activity and I would be happy for this part to go through.

(officer Note- re maintenance see proposed conditions below)

The proposed conditions appear to be fine and if you are minded to grant this application, I would request that all conditions proposed are inserted within the consent (as described in the agents email of the 26 November).

officers note- - these comprised:-

- hours of working - 0800 to 1800 M-F; 0830 - 1300 Sat
- no more than 4 vans at any one time
- vans only to be loaded and unloaded within the building
- loading and unloading to be undertaken by hand
- maintenance to be limited to the following activities = changing electrical plug end fittings because they have been damaged; replacing the wheels on a Hoover; lubricating the threads of a series of screw fittings; replacing the electrical switch module on a piece of equipment; and, changing out the shaft on a drill
- noise condition - Prior to the first use or occupation of the development as hereby permitted, a competent person shall have ensured that the rating level of noise emitted from the site's plant, equipment and machinery shall not exceed 2dBA above the background levels determined at all boundaries near to noise-sensitive premises. the assessment shall have been made in accordance with the current version of British Standard 4142 and confirmation of the findings of the assessment shall have been submitted to, and approved in writing by, the Local Planning Authority and shall be adhered to thereafter.

Development Engineer

Initial comments:-

I have concerns with the proposal for change of use from B2 to a B8 use which historically involves a large number of trips for collection and delivery. The site has limited turning on site to allow a vehicle to turn on site and emerge in a forward gear. It would be useful to seek more information on the proposed working of the proposed B8 use to examine if by the use of conditions the impact on the amenity of the neighbourhood and adjacent Highway can be limited to that of its existing B2 use.

Further comments following additional information/plan:-

This is satisfactory. I suggest we refer to this plan in the suggested planning conditions

Economic Development - Commercial and Housing

I have concerns regarding the change of use from the B2 to B8 class. There is a lack of detail on the type of operation and the subsequent impact in the locality. The unit does not lend itself to the proposed use given the information provided due to its location in what is primarily a residential area. A more suitable location in an industrial and commercial environment would be more appropriate. I would therefore not support the 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: 10

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 28

Summary:

Totally unsuitable development. This is a non industrial area, with closely packed housing. There is limited parking already and the impact of delivery trucks at all hours is unacceptable. The existing business was small scale with limited impact on the surrounding houses, this is a different scale altogether. The proposed business should be in an industrial estate, not a residential, high housing density area. Whilst I am keen to support local business it seems this is a relocation from another area so no apparent benefit will arise. If the company can afford to employ over 3+ employees then it can certainly afford to occupy a professional business unit to undertake the work. Given this, there is absolutely no reason this should be granted. Devalues properties, making it difficult to sell in the future.

The access to the rear of this property is far from generous and I do not see how vehicles are going to be able to negotiate entry without damaging the highway and other vehicles. Parking is at a premium in this location with vehicles parked on the road as there are no garages or off road parking for properties opposite this site. All this would have a detrimental effect on what is a totally residential area. We have been informed that there will be about 10 employees but there is no provision for parking their cars except on the road which is already difficult to park in or in Park Side which could cause a obstruction problem if parked on the junction. Concerned over the amount and times of vehicles coming to and from the premises. The previous use generated little traffic. This area is purely residential and has recently been extended by another housing development. The roads are already too narrow with parking on both sides making it difficult for the access of emergency vehicles. The property in question is very near to the swing and recreation park with both children and toddlers utilising the pavements. That park is also used constantly by dog walkers many of whom are elderly and whose faculties may not be as acute as required to navigate the extra traffic. Having vehicles emerging and reversing in and out of this narrow drive would be dangerous.

The presence of such a business would devalue all the properties in the road and in roads accessed from Scratchface Lane. Building not insulated The noise would not just be generated from the business unit, but as well from the constant flow of employees, vehicles and deliveries, with possible requirements of weekends.

With regards to the proposed works involving cutting concrete with heavy machinery I can only assume the ramshackle construction of this building certainly will not meet the most basic standard noise and pollution regulations in its current state. Concerned about the noise from the premises- the building is of very basic construction and not insulated against noise emissions.

Concerned about the dust from the concrete, from the storage and vehicles loading and unloading, as we have a grandchild who is under treatment for ALL (a form of Leukemia) and can't be subject to high levels of dust of this nature, and or from fumes coming from vehicles using the premises.-Without proper extraction facilities in place concrete dust will settle on the residential vehicles of the home owners..

I seem to have a fire door? or exit door? coming into my back garden?, it is unacceptable because I have children in my garden.

I notice that the agent's comments that vehicles will be stored inside the building. Will there be extraction facilities for these vehicles emissions, and where will the drivers of these commercial vehicles park their private cars while they are out driving the commercial vehicles?

The smell/ noise from fibreglass is disgusting at the moment on a small scale, & we get the smell 18 house away, on the adjoining road.

Comment:

The door in question is historic and was there before the objector's house was built. Devaluation of properties would not support a refusal and is not a planning consideration

See section 7 for consideration of the other matters raised.

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 streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria. Additionally there is an existing commercial B use on the site and in terms of Policy DM3, which seeks to protect existing employment and tourism sites the proposed use is within B8 so the premises will remain within a B use class in accordance with this policy.

(ii) Impact upon the streetscene and character of the area.

The proposal is for a change of use and does not involve any external changes, as such the visual impact will be limited. The area is primarily residential and the commercial building is surrounded by housing. The proposal is more intense or intrusive than the existing use has the potential to impact the quiet residential character of the area. The supporting information submitted with the application indicates that the proposed use should be low key – both in terms of noise generated and traffic movements associated with it. It will be a storage use only, with no manufacture or operation of the stored electrical equipment. Collections and drop-off of equipment would be undertaken inside the building. Additionally the storage use would be operated by the occupiers of the house and this could be conditioned. The house itself will not be used for commercial purposes. The impact on residential amenity is considered below.

(iii) Impact upon residential amenity

The site lies in a residential area and is surrounded by housing. The building is of basic construction and it is not insulated against noise emissions. The proposal has the potential to result in nuisance from noise associated with the use of the site, including traffic, and pollution.

The proposed working hours are 0800 to 1800 Monday to Fridays and 0830 - 1300 Saturdays. The current permission is not restricted by an hours of operation condition. The proposal states that no more than 4 vans at any one time, and all loading and unloading would be within the building and by hand. Whilst this may be greater activity than the previous use, it is still modest in scale and could be hours restricted by condition. Additionally unlike the previous manufacturing use which involved the delivery of materials and collection of finished product, there would be no need for commercial deliveries. Local residents have raised concerns regarding the extent of traffic and potential hazard, however, as set out above the level of traffic would be low, and as all loading will be within the site, over spill parking should be little and is not considered to be a highway hazard. The Development Engineer following the submission of the additional clarification has raised no objection.

In respect to nuisance from noise, it is noted that the building is of basic construction and noisy operations could result in loss of amenity, however, given the proposed nature of the use, storage with no operation of machinery and maintenance to be limited (such as changing electrical plug end fittings; replacing the wheels on a Hoover; lubricating the threads of a series of screw fittings; replacing the electrical switch module on a piece of equipment; and, changing out the shaft on a drill, but not jet blasting) and any testing to be done by metre, subject to conditions including a noise emissions condition the Environmental Health officer has advised that he would not raise objection. The agent has confirmed that there will be no jet blasting.

In respect to fumes/dust, the proposal is for storage only and no manufacturing processes are involved. Traffic visiting the site would result in some fumes, however, this is at a modest and acceptable level and the vans would be parked in the building with the engines turned off. The storage use itself is not considered to result in pollution.

8 Conclusion

The site lies within a primarily residential area and the proposed use would be more appropriately located on an industrial/business estate. However, there is an

established commercial use on the site and with few planning controls. The existing factory premises can be operated separate from the house; can have outside and inside working at any hour, with Boats collected at any time of the day. The manufacturing process could be smelly and noisy. These various factors are material when considering the merits of the planning application. The proposed use is solely for storage and the applicant has indicated that conditions in respect to noise, hours, number of vans visiting/on the site and maintenance activities together with tying the occupation of the house and the commercial premises would be acceptable. It is considered that the imposition of such conditions would retain the amenities of neighbours particularly taking into account the historic absence of an hours of working condition on the premises, and approval is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01043

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 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the development hereby permitted shall be used for the storage of concrete cutting equipment only and for no other purpose within Class B8 of the above Use Classes Order, and shall only be occupied by Mr & Mrs Marx whilst they occupy the dwelling on the site The use hereby permitted shall be discontinued on the date when Mr & Mrs Marx cease to occupy the dwelling.
Reason: In the interests of amenity and having due regard to Policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 Collection and deliveries to the storage premises shall not take place outside the hours of 08.00 to 18.00 Mondays to Fridays and 08.30 to 13.00 on Saturdays and not at all on Sundays and Bank Holidays.
Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 All vehicles collecting or returning equipment stored at the premises shall be parked within the premises in accordance with the approved plans and with the engines turned off. No more than 4 vans shall visit the site at any one time, and only during the approved hours set out in condition 3 of this planning permission, unless otherwise agreed in writing by the local planning authority. All equipment shall be hand loaded into the vans.
Reason: In the interests of amenity and highway safety and having due regard

to policies CS16, DM13 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The equipment stored in respect to this planning permission shall not be operated on the site for any reason including maintenance unless otherwise agreed in writing by the local planning authority and maintenance shall be limited to activities such as changing electrical plug end fittings because they have been damaged; replacing the wheels on a Hoover; lubricating the threads of a series of screw fittings; replacing the electrical switch module on a piece of equipment; and, changing out the shaft on a drill. There shall be no power cleaning of equipment on site unless otherwise agreed in writing by the local planning authority.

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

- 6 Prior to the first use or occupation of the storage development hereby permitted, a competent person shall have ensured that the rating level of noise emitted from the site's plant, equipment and machinery shall not exceed 2dBA above the background levels determined at all boundaries near to noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and written confirmation of the findings of the assessment shall have been submitted to, and approved in writing by, the Local Planning Authority and shall be adhered to thereafter.

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

- 7 No extraction or filtration equipment shall be installed without the prior approval in writing by the Local Planning Authority.

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

- 8 No equipment, materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas approved in writing by the Local Planning Authority for that express purpose.

Reason: In the interest of the appearance of the site and the visual amenities of the surrounding area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Location Plan Drawing 1A

Proposed site plan Drawing 2A

Proposed parking and storage plan Drawing 5A

Amended Planning Statement, December 2016

Reason: - To ensure provision of a satisfactory development.

