
Site Address:	Unit 7, Arnside Road, Waterlooville, PO7 7UP		
Proposal:	Change of use to Class B8 (Storage or Distribution), together with minor external alterations.		
Application No:	APP/16/00163	Expiry Date:	12/04/2016
Applicant:	Screwfix Direct Limited	Team:	Team 2
Agent:	St Pierre	Case Officer:	David Eaves
	Iceni Projects		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the north of Arnside Road and incorporates brick walls and corrugated roofing and a flat roofed two storey office section. At the time of the site visit the roof was being replaced with profiled metal sheeting.

The unit appears to have been vacant for some time.

2 Planning History

13426/14 - Erection of two warehouse units with office accommodation (units 7 and 8) at the factory estate off Hambledon Road Permitted 1963.

91/51182/001 - Extension for use as general purpose store, PERM,22/07/1991

3 Proposal

Change of use to Class B8 (Storage or Distribution), together with minor external alterations.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS2	(Employment)
CS4	()
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Minerals

No comments received.

Economic Development

No concerns from Economic development with the application.

Engineering/Drainage, Havant Council

No drainage observations.

Hampshire Highways

Should be considered by HBC engineers under agency agreement.

Development Engineer (Highways)

The Highway Authority has no adverse comment to this application.

Traffic Management, HBC

The traffic team has no adverse comments to make on this 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: 20

Number of site notices: 1

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) Highway matters

- (i) Principle of development

The application site is situated within an urban area and outside the Town Centre but within a long established industrial estate. The use is for B8 storage and distribution. The use would have an ancillary trade counter and it is necessary to ensure that this remains ancillary to avoid any conflict with the need to protect the town centre retail function. A planning condition is therefore recommended to restrict the retail

floorspace element. Subject to this the principle of the use is considered to be acceptable.

The proposal would ensure that employment at the site is provided with 6 full and 8 part time employees.

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

The proposal includes some alterations to the existing building and its curtilage. The elevation to Aysgarth Road would be part clad in profiled metal cladding and at the time of the site visit the roof was being replaced with profiled metal. Window and door alterations are also being made with minor other amendments to materials. 'Hooped' bollard's are proposed within the car park and the wall to the roadside was being re-built at the time of the site visit. The alterations to the building and its surrounding are considered appropriate.

(iii) Highway matters

The number of car parking spaces at the site would reduce from the existing 14 spaces to 9. The Councils car parking standards require 9.5 spaces for B8 uses of this floorspace, however this is reduced in highly accessible locations. Given the location close to bus routes and the town centre the parking proposed is acceptable and it is noted that the Development Engineer (Highways) raises no concern. Cycle parking would also be required (2 long stay and 1 short stay spaces), a condition is therefore recommended in accordance with policy DM14.

8 Conclusion

In conclusion, the proposed use is considered acceptable in principle and would have an acceptable impact on the character and appearance of the area and on highway/parking issues subject to appropriate planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00163

(A) 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 Compulsary Purchase Act 2004.
- 2 The use of the building hereby permitted shall be confined to a use within Class B8 (Storage or Distribution), of the Town and Country Planning (Use Classes) Order 1987 (as amended). No more than 10% of the unit shall be used for ancillary retail use (trade counter or trade counter plus), and any retail sales shall remain ancillary to the primary use of the building within Class B8.

Reason: To accord with the terms of the application and to ensure that the use does not conflict with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and policy AL3 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework which seek to retain the vitality and viability of the Town Centres.

- 3 The use hereby permitted shall not commence unless and until details of cycle parking provision for 2 long stay and 1 short stay cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority and subsequently provided on site in accordance with the approved details. The cycle parking shall thereafter be maintained in accordance with the approved details.

Reason: In the interests of providing provision for non-car based sustainable transport options having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The premises shall only be open for trade or business between the hours of:

07.00 and 20.00 Monday to Friday;
08.00 and 18.00 Saturday;
10.00 and 16.00 Sunday

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

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

Planning Statement dated 12th February 2016
Transport Assessment Form
Location Plan Licence No.100023432
Location Plan/Existing Layout Drawing No. 1485-103-01
Proposed Layout Drawing no. 1485-103-02
Proposed Elevations Drawing No. 1485-103-04

Reason: - To ensure provision of a satisfactory development.