
Site Address:	3-4 Premier Buildings, Brockhampton Road, Havant, PO9 1JU		
Proposal:	Change of use from B1 to B2 with MOT use.		
Application No:	APP/16/00776	Expiry Date:	29/09/2016
Applicant:	Mr J Boyd-Brown		
Agent:	Mr J Ellis	Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

3-4 Premier Buildings, Brockhampton Road, Havant, PO9 1JU is a commercial unit located on the western side of Brockhampton Road. It is located within a commercial and light industrial area.

2 Planning History

None relevant to this application

3 Proposal

Change of use from B1 to B2 with MOT use. The unit has been in use as vehicle repair workshop since 2012. This application seeks to regularise the garage use and allow for an MOT use; the applicants are proposing to move their current MOT operation to this site from another unit in the local vicinity.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health

I have reviewed the application from an environmental standpoint. It would appear to me that the noise generation potential, and the potential for pollution / contamination to occur as a result of the operation of the site under a B2 usage will be broadly equivalent to it's operation as a B1 unit for the uses indicated in the site history provided.

Contamination

There is no material change to the environmental risk profile of the site, and further, I note that there is no significant development work that would afford an opportunity within the bounds of reasonableness to assess (& if necessary address) any pollution / contamination associated with the unit as a condition of approval.

Were this application to be for a comprehensive redevelopment of the site I would be seeking a formal contamination assessment.

However, as this application relates to a technical change of use from class which could arguably fall within a B2 classification, to a very similar operation; I would consider it unreasonable to seek an investigation (& remediation) at this time, especially in the absence of any indication of significant / gross contamination.

Flooding

The applicant's comments on flooding are noted. A similar argument to that applied to contamination above could reasonably be invoked in the context of this application - i.e. that there is no material change to the flooding risk (occurrence or impact) under the proposals put forward.

Noise

It would appear relevant to note that there is no history of complaints associated with these units. The lack of nearby noise sensitive receptors, and general industrial / commercial character of the area would support a conclusion that no specific noise mitigation is required.

Economic Development

No comments

Development Engineer

No adverse comment

Traffic Management

No adverse comment

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: 2

Number of site notices: One

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 residential amenity
- (iii) Highway Implications

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site lies within a recognised commercial/industrial area and the proposed change of use would be compatible with the existing use of the site and the character of the surrounding area. The application would help to secure and diversify the existing business and employment at the site in accordance with policy CS2 of the Core Strategy.

(iii) Impact upon residential amenity

7.3 There are no residential properties near to the site. However, it is recommended that the operational details submitted with the application be conditioned as part of the approved plans

(iii) Highway Implications

7.4 There is no additional car parking provision proposed on site specifically for the MOT testing. The existing parking area to the front of the units will be utilised and the cars will be collected and driven into the Vehicle Maintenance Building. The Council's Development Engineer has raised no concerns regarding the proposal.

8 Conclusion

8.1 It is concluded that the proposed change of use is an appropriate use to the character and function of the units and surrounding industrial area. There would be no adverse impacts of the proposal and therefore it is recommended that conditional Planning Permission be granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00776 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Site Plan received 4 August 2016

Proposed Layout drwg.no RL/16/07/No.1 received 29 July 2016

Parking plan drwg.no RL/16/07/No.2 received 4 August 2016

Operational Details received 4 August 2016

Addendum letters 1 and 2 received 29 July 2016

Reason: - To ensure provision of a satisfactory development.