
Site Address: Unit 11, Churchill Yard Industrial Estate, Jubilee Road,
Waterlooville, PO7 7RF
Proposal: Demolition of existing unit and erection of replacement industrial unit.
Application No: APP/16/00557 Expiry Date: 19/07/2016
Applicant: Mr T Town
Churchill Concrete Products
Ltd
Agent: Mr I Marshall Case Officer: David Eaves
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The unit is located within a long established Industrial Estate which backs onto Aston Road. Vehicular access is currently taken from Jubilee Road.

The building is constructed in block work with a profiled metal roof. Four parking spaces appear to be allocated to the existing unit.

2 Planning History

None in relation to this unit

3 Proposal

Demolition of existing unit and erection of replacement industrial unit.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS14 (Efficient Use of Resources)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS2 (Employment)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

The Environment Agency has no objection in principle to the proposed development as submitted.

Pollution Prevention

All precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1 – General guide to the prevention of pollution', which is available on our website at Pollution Prevention Guidance
In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted.

Economic Development - Commercial and Housing

Supportive of this application and see no requirement for any further comments.
Depending on the cost of construction we may expect an employment and skills plan through the S106.

Engineering/Drainage

No drainage observations

Building Control

No adverse comments

Environmental Health

This office has no objection in principle to the proposed demolition of the existing structure and the construction of a new building on the site.

However there is no clarification of the type of metal working machines proposed to be used or the potential processes to be undertaken. I would ask that further information be provided in this respect. Furthermore I will assume at this point in time, that any extraction, ventilation, air conditioning and / or heating systems will be dealt with under a further application or will otherwise be conditioned as such under this application.

Condition requested in relation to floodlighting.

Officer Comment: The site is not located close to existing residential properties and a lighting condition is not considered to be justified in this case.

Informatives requested.

Crime Prevention -Minor Apps

No comments received

Traffic Management Team

No adverse comment.

Development Engineer

The Highway Authority has no adverse comment to this application. I would suggest that the Planning Authority condition the area shown for parking on the block plans in order to clarify any future applications.

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: 4

Number of site notices: 2

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 streetscene/character of the area
- (iii) Impact upon residential amenity
- (vi) Parking

(i) Principle of development

The application site is situated within an urban area and within an existing industrial estate where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene/character of the area

The proposed redevelopment of the unit would result in a building of the same footprint of the original but with a larger covered loading bay. The building would be finished in brick and metal cladding. The building would be taller than the existing building with the eaves height increased from approx 2.2m to 3.3m and the ridge from 4.5 to 5.6m.

This will result in a slightly more imposing building, however this would sit within an industrial context with buildings of varying heights. It is considered that the proposed development would have an acceptable and limited impact on the character and visual amenities of the area.

(iii) Impact upon residential amenity

The closest residential properties are situated in Jubilee Road approx 56m from the site. These properties are set closer to other industrial buildings within the estate. The most recent user of the building at present is M.E.B. Fabrications Ltd. This company provide sheet metal work, fabrication MIG TIG and Gas welding. It is considered that this use probably constituted a B1 or B2 use. The planning history for the site is long but would appear to show that the permitted uses are light industrial. It is therefore intended to condition the use of the proposed replacement building to be B1. This has been discussed with and agreed in principle by the agent.

It is considered that the replacement building would have a limited and acceptable

impact on the nearest residential properties.

(iv) Parking

Parking is shown for four vehicles and the Development Engineer has raised no objection to the proposal. A condition is recommended to ensure that the spaces are made available and retained.

8 Conclusion

In conclusion, the proposed development is considered to be acceptable in principle and would have an acceptable impact on the character and appearance of the area. The impact on neighbours would be negligible given the sites industrial context.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00557

(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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 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 premises shall only be used as a B1 Class Light Industrial Unit; and for no other purposes within Class B1; of the above Use Classes Order.
Reason: In the interests of amenity and to ensure suitable car parking having due regard to Policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Location Plan Licence No. 100041040

Site Plan Licence No. 100041040

Proposed North-East Elevation and Floor Plan Drawing No.1

Elevations and Section Drawing No.2

Reason: - To ensure provision of a satisfactory development.