
Site Address:	Osier Dell, Manor Road, Hayling Island, PO11 0QW		
Proposal:	Change of use from Sui Generis (agricultural buildings) to B1 (offices).		
Application No:	APP/16/00094	Expiry Date:	30/03/2016
Applicant:	Mr S Walter	Team:	Team 2
Agent:		Case Officer:	Heather Lealan
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Osier Dell, Manor Road, Hayling Island, PO11 0QW. Manor Farm is an agricultural holding on Hayling Island that already has some business use for some of the buildings within the site. The building subject to this application is an old dairy building that is located close to the farmhouse and is directly accessed from the road into the site. The building sits within a courtyard of other agricultural buildings and is served by a large area of hardstanding for the parking of vehicles and servicing of buildings. The building is currently laid out as offices to serve the farm and is single storey and 76.45 sqm in size.

2 Planning History

APP/15/00505 - Discharge of Condition No/s 5, 6 and 7 of Planning Permission
APP/14/01164., SPL, 18/05/2015

3 Proposal

Change of use from Sui Generis (agricultural buildings) to B1 (offices). The applicant could have applied for a change of use under the prior notification process, however, this process can only be implemented once on a site and the applicant wishes to preserve this right.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS13	(Green Infrastructure)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Tree Officer

No objection

Crime Prevention

No comments

Development Engineer

No objection

Economic Development

No objection

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: None received

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

- (i) Principle of development

The application site is situated outside the built up area, and the Council's normal approach to the provision of additional office floorspace is to seek to concentrate it within the urban areas and town centre locations in particular (policies CS2 and CS17 refer). As such it is important that consideration is given as to whether, notwithstanding these local plan policies, the development complies with national policies for the countryside. In this case the NPPF states a positive approach to sustainable new development in rural areas. It supports the sustainable growth and expansion of all types of business and enterprise in rural areas and promote the development and diversification of agricultural and other land-based rural businesses. This application would provide a small business the opportunity to start-up or remain on Hayling Island, as such being sustainable and providing the opportunity to employ

a small number of local people. It is noted that the Economic Development team has not objected to the proposal, and the form of change of use proposed is now enshrined in permitted development rights.

Taken together it is considered that the proposal is acceptable in principle.

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

It is not considered that there will be any adverse impact due to the location of this building within the site and the fact that there are no changes to the external appearance required. As such it is considered that the proposal will accord with policy CS16 of the Core Strategy.

(iii) Impact upon residential amenity and highways

It is not considered that there will be any impact due to the location of this building within the site and the operations already under taken at the farm and ample parking provision is provided within the site. As such it is considered that the proposal will accord with policies CS16 and DM13 of the Core Strategy.

8 Conclusion

- 8.1 It is not considered that this proposal for the change of use of a small building within the site would conflict with relevant local or national policy and therefore it should be permitted subject to the conditions listed below.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00094 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 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 DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Red Line Location Plan received 19 February 2016
Block Plan drwg.no ADW-03 received 18 February 2016
Floor Plan drwg.no ADW-02 received 1 February 2016
Reason: - To ensure provision of a satisfactory development.