
Site Address:	Unit 5A, Wren Centre, Westbourne Road, Emsworth, PO10 7SU		
Proposal:	Retention of refurbished and extended building (Unit 5A) for use for Class B8		
Application No:	APP/15/00954	Expiry Date:	28/10/2015
Applicant:	The Wren Centre Ltd	Team:	Team 2
Agent:	Mr Hull	Case Officer:	David Eaves
	Henry Adams Planning Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies within a long established industrial estate which comprises a number of mainly small business units situated on the edge of Westbourne but within Havant Borough.

The building has been altered and extended and is timber boarded with a pitched roof with concrete tiles. The building is located on the western side of the estate and close to the boundary with open fields.

2 Planning History

91/56054 Continuation of and proposed mixed uses of existing buildings for general industrial, light industrial, storage, retail and office purposes and alterations to vehicular access. Permitted in retrospect October 1991

Condition 5

Notwithstanding the provisions of any Town and Country Planning General Development or Use Classes Order, Units 3, 4, 5, **5a**, 6a, 6b, 7, 8, 8a, 9, 10, 12a, 13, 14, and 15 shall be used only for a purpose or purposes falling within the scope of paragraph (c) of Class B1 in the schedule of the Town and Country Planning (Use Classes) Order 1997 and for no other use whatsoever.

Reason: To avoid an over-intensive use of the site and protect residential amenity.

For your information Class B1 (c) constitutes a light industrial use.

Condition 10

Notwithstanding the provisions of any Town and Country Planning General Development Order, there shall be no extension or alteration to the approved units/buildings within the site without the prior written consent of the Local Planning Authority.

Reason: To avoid an over-intensive use of the site.

3 Proposal

The proposal is retrospective and the original building on the site has been significantly altered and has also been extended. The use of the building is now B8 (Storage/distribution) unit shown on the site board as Zero Network Ltd T/A Take Stock Clearances.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
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))

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

Economic Development

Reasonable application and no comments to add.

Development Engineer - Highways

Plan requested of parking

Crime Prevention -Minor Apps

No comments received.

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: 26

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) Impact upon residential amenity
- (iv) Highway matters
- (v) The loss of B1 use and provision of B8 use.

(i) Principle of development

The application site is situated outside the urban area and within the Gap between Emsworth and Westbourne but within an existing industrial estate. The unit is a modest part of the overall estate. It is not considered that the physical works would be unacceptable. The change to B8 use is considered further below.

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

The site is on the western side of a long established industrial estate and is viewed alongside other buildings of various heights and sizes. There is existing screening to the western site boundary with a line of trees. The building is not considered to detract from the character and appearance of the area and does not impact on the character of the gap,

(iii) Impact upon residential amenity

The site is close to Stable Cottage and Bourne Bridge House, residential properties to the south of the unit and they are close to the other adjacent industrial uses. No objections have been raised in relation to the planning application. The unit is relatively modest and is a small part of a much larger complex. It is not considered that the use is likely to result in significant additional impacts in terms of traffic movements or activity.

(iv) Highway matters

The proposal would not be likely to result in significant additional traffic movements to and from the site given the scale of the building and the nature of other uses/activities on the wider estate. Parking is generally shared, however a parking plan has been provided. It is not anticipated that the proposal would lead to unacceptable parking issues at the site.

(v) The loss of B1 use and provision of B8 use

The proposal is for the retention of a building already altered and extended. The use is understood to have been operating for two years and part of the building is for storage connected with the running of the industrial estate. It is considered that given the relatively modest scale of the building and the lack of customers calling at the site that the B8 use is acceptable in this case.

8 **Conclusion**

It is considered that the proposed use and the alterations carried out are acceptable in principle. The development has a limited and acceptable impact on residential amenities and is considered unlikely lead to highway or parking concerns. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00954

(A) subject to the following conditions

- 1 The building shall be used only for uses within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To control the use of the building in the interests of the amenities of nearby residents and to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 The development hereby permitted shall at no time be open to visits for retail purposes from members of the public.

Reason: In the interests of the residential amenities of nearby residents and to ensure adequate car parking provision having due regard to policies CS16, DM10 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site Location Plan OS Licence number 100023432
Block Plan received 2nd September 2015
Existing Elevations Drawing No. BHP/1182
Existing Floor Plan Drawing No. BHP/1182
Parking Plan OS Licence number 100023432

Reason: - To ensure provision of a satisfactory development.