
Site Address:	34E Aston Road, Waterlooville, PO7 7XQ		
Proposal:	Change of use to B2.		
Application No:	APP/15/00574	Expiry Date:	03/08/2015
Applicant:	Mrs C Dickenson	Team:	Team 2
Agent:		Case Officer:	Richard Nash
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises one of a number of small scale industrial units within a larger building at the north western end of Aston Road. The unit is effectively 'mid-terrace' and has a dedicated parking area to the road frontage. The site is at the edge of a significant area of commercial land use. Residential properties in Milton Road are located to the rear of the building, although the unit in question does not immediately adjoin them.

2 Planning History

25520. Change of use from the cleaning and recycling of clothing and rags to light industrial. Approved in 1976. This restricted the use of the unit to Class III of the contemporary Use Classes Order, equivalent to the current Class B1.

3 Proposal

The current planning application has been submitted retrospectively and seeks the continued use of the unit for Class B2 (general industrial) purposes.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager: The site is already operating [for car repairs and servicing] as per the application. Since we have not received complaints about this particular unit, I have no adverse comment to make.

Development Engineer - Highways: No adverse comments.

Crime Prevention: None received.

Economic Development: There are a number of automotive workshops in the immediate area and this would add to them. However, this is a similar case to the number of automotive units in The Tanneries working in close proximity. Therefore I do not see it as a major issue. I have no objections to this application from an economic growth perspective.

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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: Nil.

7 Planning Considerations

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 on the locality

- (i) Principle of development

Policy DM3 seeks to protect existing employment sites, where they are fit for purpose and financially unviable for B use class purposes. The application proposes the continued viable use of the unit for such purposes.

- (ii) Impact on the locality

The change of use of the unit has had no material impact on the street scene or the wider commercial area, where there are a range of Class B (and other) uses. The capacity of the unit limits its use to the extent that parking and highway safety should not become an issue. The Environmental Health Officer has not objected to the application and the scale of the unit, in combination with its relationship with the nearest residential properties, is such that any noise and general disturbance would be likely to be non-material in the context of that emanating from the expansive commercial area.

8 Conclusion

The continued use of the unit for Class B2 (general industrial) purposes would be acceptable in principle and would not have a material impact on the amenities of the locality. The planning permission should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00574.

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

Location Plan

Floor Plans

E-Mail from Mr W Sheppard dated 26 May and outlining operation of business

Reason: - To ensure provision of a satisfactory development.