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|-----------------|-------------------------------------------------------------------------------------------------|---------------|------------------|
| Site Address:   | 10 Hayward Business Centre, New Lane, Havant, PO9 2NL                                           |               |                  |
| Proposal:       | Change of Use of unit from Class B1(b) & (c) (Business) to Class B8 (Storage and distribution). |               |                  |
| Application No: | APP/15/01259                                                                                    | Expiry Date:  | 01/01/2016       |
| Applicant:      | Mr Churchill                                                                                    | Team:         | Team 1           |
|                 | Howden Joinery Properties Limited                                                               |               |                  |
| Agent:          | Miss Bradley                                                                                    | Case Officer: | Rachael McMurray |
|                 | Redbourn Group Limited                                                                          |               |                  |
| Ward:           | Bondfields                                                                                      |               |                  |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site is located in a business park in New Lane, Havant. It comprises a unit, number 10, currently under B1 use. It has designated parking located at the rear and a shutter door on the east elevation.

## **2 Planning History**

89/50170/001

Erection of 1294sqm of offices in 2 blocks with associated car parking. Approved.

## **3 Proposal**

Change of Use of unit from Class B1(b) & (c) (Business) to Class B8 (Storage and distribution).

Permission is required as there is a restrictive condition on the original planning approval which restricts a change of use away from Class B1 (b) and (c).

No external alterations are proposed.

## **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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Hampshire Highways:  
No comments

Development Engineer - Highways:  
Conditions to be included to attach the consent to the future occupier and control number of HGV deliveries per week.

Traffic Management Team:  
No comments

## **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: 11

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 streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

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

- (ii) Impact of the proposed change of use

Howdens Joinery already operate from Unit 7 on the same business park but they have a need for additional Class B8 floor space for storage. The new use would remain within Class B so the essential character would not change and if the restrictive condition were not there, permitted development rights would apply. Policy DM3 of the Local Plan seeks to protect Class B uses and the proposal complies with this policy as the proposed change of use still falls within Class B.

As the unit is required in conjunction with the existing unit at No. 7, then a condition could be included which makes the use personal to the occupier and if they were to vacate the premises, then it would revert back to B1(b) or (c). Overall it is considered

that the change of use would not harm the character or nature of the business park and would enable the future occupier to expand the business which retaining their overall business within the Borough.

(iii) Parking considerations

The Planning Statement advises that the occupier has carried out surveys conducted at other depots and has concluded that no more than 4 or 5 cars or vans could be expected to be on site at any one time and no more than 3-4 HGV visits per week delivering stock items to the property, on average. It is assumed that the vehicular activity generated by a Class B8 use would be less than that of a B1 or B2 use.

The Council's Highways Officer has been consulted and has advised that a condition could be included which restricts the permission to the future occupier and restricts the number of HGV visits to no more than 4 per week.

## 8 Conclusion

Overall the application is considered to be acceptable and is recommended for approval.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01259 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 This permission shall enure for the benefit of Howdens Joinery Properties Ltd only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Howdens Joinery Properties Ltd cease to occupy the land.  
**Reason:** To maintain control of a wider Class B8 use of the site and having due regard to policies CS16 and DM10 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:  
Site Plan - P1  
Existing GF plan - DN: 46317\_01  
Existing elevations - DN: 46317\_02  
Existing site plan - DN: 46317\_03  
**Reason:** - To ensure provision of a satisfactory development.

- 4      There shall be no more than 4 HGV deliveries per week to the site unless otherwise agreed in writing by the Local Planning Authority.  
**Reason:** To maintain control of a wider Class B8 use of the site and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.