
Site Address:	Unit 8, Phase 1 Dunsbury Business Park Development, Fulflood Road, Havant		
Proposal:	Change of use of land from parking to allow siting of a catering trailer (retrospective).		
Application No:	APP/15/00097	Expiry Date:	15/09/2015
Applicant:	Mr R Gray Triangle Cars	Team:	Team 2
Agent:		Case Officer:	Daphney Haywood
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in the Dunsbury Business Park which is located off Fulflood Road in Leigh Park. The application site comprises a B1/B2 unit and associated car parking occupied by Triangle cars. To the north of the business park is Little Hackets which is a residential area.

2 Planning History

05/51184/051 for the: 'Approval of Reserved Matters regarding the development of 4930 square metres of employment use buildings (uses within Class B1 and B2) with associated parking and service areas'. Approved 7 December 2005

3 Proposal

Change of use of land from parking to allow siting of a catering trailer (retrospective). The trailer is located adjoining the parking area to the front of the unit, with its counter over hanging two of the parking spaces located immediately to the front of the unit. Two existing parallel spaces on the east side of the building would be replaced with six perpendicular spaces of 2.8 by 4.8 m. Additionally the application indicates that there are 48 spaces on the land opposite for the use of staff and customers of Triangle Cars. The initial notice in respect to the certificate of ownership did not include all owners and an amended details have now been submitted to address this.

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)
DM5	(Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses)

Havant Borough Local Plan (Allocations) July 2014

LP3	(Leigh Park Mixed Use Allocations)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group- No observations

Development Engineer - Highways

Recommend that the counter of the catering caravan faces east. That the two existing parallel spaces in the east side of the building are being replaced with seven perpendicular spaces of 2.8 by 4.8 m. with six metres of isle width to enable reversing out. That the applicant has all the parking and turning land is within his control or notice has been served on the owner

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: no adverse comments

Comment:

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) Highways

- (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 upon the area

The area is primarily commercial comprising a number of employment units. The proposed catering trailer is similar to catering trailers located in such areas providing facilities for local employees, and does not appear out of context or detrimental to the appearance of the area.

(iii) Highways

Whilst the trailer is located on an existing hardstanding beyond the parking spaces, when in use the counter would overhang the parking area and 2 of the parking spaces would be obstructed. To counter the loss of the 2 parking spaces the parking provision to the side of the unit would be reconfigured from parallel spaces to perpendicular spaces. On site there is room to reverse out of these spaces, and whilst the counter when open faces west and not east as recommended by the Development Engineer, the overall parking situation should not be adversely impacted. No adverse comments have been received in respect to the trailer, which has been on site for some time.

8 Conclusion

The application is considered acceptable and approval is recommended, for a temporary 3 year period as the unit is not suitable for permanent retention.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00097

subject to the following conditions

- 1 This permission shall be for a limited period expiring on 30 September 2018 , on or before which date the catering trailer shall be permanently removed from the site and the land shall revert to hardstanding unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The catering trailer is of a type not considered suitable for permanent retention and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

OS location plan
OS location plan showing parking provision
Floor plan of trailer
2 No. photographs of trailer

Reason: - To ensure provision of a satisfactory development.

- 3 The catering trailer shall only operate between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.