
Site Address:	Building 41, Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA		
Proposal:	Change of use from store to gym facility.		
Application No:	APP/15/00484	Expiry Date:	10/07/2015
Applicant:	Mr D Harris	Team:	Team 1
Agent:		Case Officer:	Sally Smith
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The building is in the south west corner of the site. It has been a vacant store since 2007. The proposed new cladding works have already commenced. It has a floorspace of 337 sq.m. There is car parking adjacent on the eastern side.

2 Planning History

There is a lot of history relating to the Langstone Technology Park but nothing of current relevance to this building.

3 Proposal

The proposal is to convert the building to a gym. There is currently a gym within the main building but due to tenant security the applicants wish to relocate it. It has 500 users - some of which are not occupants of the site. The building is to be reclad and fenestration and access points to the building amended. Whilst employees may utilise the whole car park (1500 plus spaces), 31 spaces are specifically allocated adjacent to the building. Environmental information has been submitted with respect to use and floor conditions of the existing unit.

Following submission, additional commitment has been made about accessing the site by non employees to the effect that during the morning peak (7am - 9.30am) they would enter from the western entrance. A sign would be placed within the gym uses car park, within the members documentation when they join and the operator will include the requirement in newsletters and member communications.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS1	(Health and Wellbeing)
CS16	(High Quality Design)
CS2	(Employment)
CS20	(Transport and Access Strategy)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

Upon receipt of further information and visit to site no objection or conditions proposed.

Development Engineer - Highways

Need to address issue of traffic turning from north on Langstone Road during the morning peak (S106 issue)

Economic Development - Commercial and Housing

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2 including Langstone Residents Assoc

Summary:

1. Concern over additional traffic likely to be generated and impact on the Langstone Road. Requires the S106 requirements to be enforced.
2. Concern that the use is not new and therefore the allocated spaces are not new. the consequence will be an overall increase in activity without any real increase in parking.
3. Querying whether access from Brookside Road could be conditioned and how it would be enforced.

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
- (iv) Highway considerations

(v) Environmental considerations

(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. The building is within the complex of Langstone Technology Park, and whilst previously utilised for the store would be able to be used for manufacturing or offices for the site without the need for planning permission. There is already a gym within the main building and this proposal provides for its relocation within the complex. Consequently there is no new floorspace. The relocation continues to provide services already in place for employees and helps the offer to companies on this important Technology Park. It therefore assists the business and helps towards the Borough's economy. It is therefore in accordance with policies CS2 with respect to employment considerations and CS1 with respect to health and well being.

(ii) Impact upon the streetscene

The changes are to an existing building and will improve its appearance. It is within the complex of the Technology Park and will have no impact on the street scene or public realm. The proposal therefore complies with CS16 in this regard.

(iii) Impact upon residential amenity

There are no residents adjoining the building to be converted. The proposal therefore accords with CS16 as there will be no harm for residents. .

(iv) Highway Considerations

With respect to the parking situation there is no new floorspace being proposed on the site and all floorspace could be used for employment purposes. Furthermore the main purpose of the offer of the gym is to serve on site employees. There will be some external membership - but that is the situation with the existing gym that has established on site and will be moving to occupy building 41. Allocating spaces to be associated with the use does not alter the number on site but provides for convenience for the users.

On the matter of traffic generation the Technology Park is limited as to the number of vehicles that may access the site during peak times from the southbound carriageway of Langstone Road by a S106. Those accessing from the south on Langstone road are not restricted. The gym is to be based on the other side of the Park and closer to the access from Brookside Road than the one from Langstone Road. The numbers of non site based members has not been quantified but in order to try and prevent any increase in the number of vehicles accessing the site from the southbound carriageway on Langstone Road during morning peak hours the applicant is willing to accept a condition requiring non-site based members to access from the western access, Brookside Road during the peak hours. As detailed in Section 3 the applicant will introduce management measures encourage members to adhere to this way of accessing the site during the peak time. The measures proposed are considered the best practices that could be implemented to try and ensure compliance with the S106, and with these measures in mind it is not considered that it would be reasonable to refuse the application on traffic grounds, particularly bearing in mind the benefits that

an ongoing gym presence will bring to the Technology Park. The measures are confirmed within an email included in the application and can be conditioned, as they can be evidenced. The proposal is therefore considered to comply with CS20.

(v) Environmental considerations

Environmental Health have confirmed that there is not an issue with the building changing its use from storage/industrial purposes to a gym - with respect to potential harm to health of the users. the proposal will not therefore be contrary to DM10.

8 Conclusion

It is considered that the proposal will assist in the offer and facilities offered on this important employment site and that subject to the condition proposed and the management measures included in the application that the impact on the highway network should not be detrimental.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00484 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Between the hours of 0700 and 0930 Monday to Friday, users of the gym hereby permitted, that are not employed on the Langstone Technology Park, shall only take vehicular access to the site from the western access from Brookside Road. The management measures included within the application, including signage within the car park, inclusion of the requirement in the terms of membership and newsletters/communications shall be implemented prior to the use of the gym being commenced, and shall continue to be undertaken at all times thereafter.
Reason: To ensure there will be limited traffic impact on the adjacent highway network in the interests of highway safety and having due regard to policies CS16, CS20 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the

following approved documents and plans:

Application form

Development Planning Statement including following appendices

1: Utilities

2: Site layout

3: Envirochem Analysis Report dated 27th February 2015

4: Landscaping

5: Lighting

6: Car parking

7: Site Map (Revision A)

8. Existing layout

9. Existing Elevations

10. New Elevations, Sections and Details

11. Proposed Layout

Email from Danny Harris of 15th June 2015

Two emails from Danny Harris dated 17th June 2015

Reason: - To ensure provision of a satisfactory development.