
Site Address:	Unit 21, Wren Centre, Westbourne Road, Emsworth, PO10 7SU		
Proposal:	Change of use from B1/B8 to A1/B1/B8 mixed use of proportion 33% A1 and 67% B1/B8.		
Application No:	APP/15/00286	Expiry Date:	07/09/2015
Applicant:	Mr R Isted	Team:	Team 2
	Healthy Koi Ltd		
Agent:		Case Officer:	Richard Nash
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises approximately 150 square metres (of floor space) within a building comprising a part of the Wren Centre, a business centre within a former farm complex on the north side of Westbourne Road. The site is located within Flood Zone 2.

2 Planning History

91/56064/000: Continuation of and proposed mixed uses of existing buildings at Hampshire Farm for general industrial, light industrial, storage, retail and office purposes and alterations to vehicular access. Approved. This planning permission limited the use of what is now Unit 21 to Class B1/B8 use.

3 Proposal

The current planning application proposes the change of use of the premises from a mixed B1/B8 use to a mixed A1/B1/B8 use, with a proportion 33% A1 to 67% B1/B8.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS21	(Developer Requirements)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)

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

Environment Agency: No objection in principle. However, request that following condition is required in order to meet the requirements of the National Planning Policy Framework (NPPF): The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated June 2015 and the following mitigation measures detailed within the FRA: Finished floor levels are set no lower than 10.89m above Ordnance Datum (ADO). The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants. This condition is in line with Paragraph 103 of the NPPF.

Advice to the Local Planning Authority (LAP)/Applicant: The Planning Practice Guidance to the NPPF (Paragraph 057) places responsibilities on LPAs to consult their Emergency Planners with regard to specific emergency planning issues relating to new development. In all circumstances where warning and evacuation are significant measures in contributing to managing flood risk, we will expect LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. Please be aware that the Environment Agency does not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. In particular, the emergency planners will need to consider if the proposed flood depths to the road and alternative exit alignment are appropriate.

NB: Condition recommended.

Engineering/Drainage: None received.

Economic Development: Has potential to increase the turnover and potential profitability of the business. Therefore support the requested change.

Chichester Harbour Conservancy: None 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: 4

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) Other matters

(i) Principle of development

The application site is not situated within an urban area. However, the proposal does not involve the development of a greenfield site and can therefore be considered against the usual development control criteria.

The Applicant is a specialist Koi Carp health consultant. In addition to health work, the business provides pond infrastructure design, on-site equipment installation, pond condition reports, pond cleaning and maintenance and holds a government license for transporting fish. Through internet and phone sales and visits to the application site, a full range of related goods, including health products, is offered.

The Applicant operates in a niche market, specifically targeting the Koi sector of the aquatics market. The sector is seasonal by nature, with a peak during May to August. Due to the specialist requirements involved, equipment and knowledge is required which is not available at general aquatic outlets and shops. A small number of companies offer these specialist services and products and as a result enthusiasts use the telephone or internet, or sometimes travel large distances, in order to purchase goods.

Due to the amount and range of off-site works carried out, and the limited number of visitors to the premises, from both local and country wide catchment areas, the location of the business is more suited to a rural location than a town centre. The proposal is to extend the use of the premises from B1/B8 to A1/B1/B8, in order to regularise its current use for limited retail sales involving 33% (i.e. 50 square metres) of the overall floor space.

The retention of a majority of B1/B8 floor space would ensure a significant degree of compliance with Policies CS2 and DM3 (which seek to protect existing employment floor space). Indeed, it is considered that the proposed retail element would support the turnover and potential profitability of the employment land use. The 1991 planning permission allowed a certain degree of retail use of the complex and the proposed use, being strongly connected with the B1/B8 use of the unit, is not considered to raise any strong planning concerns in principle. It is however felt appropriate to limit the scale and nature of the mixed use of the unit.

(ii) Other Matters

Visitors to the premises are limited due to the amount of off-site work carried out. Currently, up to 4 visitors per day might be expected, although on some days, the level is zero. It is predicted that this could increase to a maximum of 6 visitors per day. Customers tend to visit the premises by private car or light commercial vehicle. Parking around the Wren Centre is unallocated but appears plentiful for the estate as

a whole (a choice of parking spaces were freely available, close to Unit 21, at the time of the application site visit). The proposal would effectively replace 50 square metres of B8 use (requiring c0.5 of a space) with the same level of A1 use (requiring c1.5 spaces). It is considered that this increase could be comfortably accommodated within the estate, particularly given the sporadic frequency of visitors to the individual premises.

The planning permission granted in 1991 contained various conditions aimed at addressing impact on neighbouring and local amenities. These conditions would still apply in the event of the current planning application being approved. The proposal would not result in any change to the existing operating hours of the Wren Centre as a whole. As the extent of new retail floor space would be less than 100 square metres in area, the proposal would not be liable to the Community Infrastructure Levy. A Flood Risk Assessment has been submitted and the Environment Agency has not objected to the proposal, subject to a planning condition.

8 Conclusion

Subject to conditions, the proposed use of the premises for a mixed A1/B1/B8 use, with a proportion 33% A1 to 67% B1/B8, would be acceptable in principle and would fulfil Development Management Criteria. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00286, 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

RAI/01/15 (General Layout Plan)
RAI/02/15 (Block Plan)
RAI/03/1 (Key Plan)
RAI/04/15 (Environment Agency Flood Map Extract)
RAI/05/1 (Modelled Flood Contours)
RAI/06/1 (Storm Flood Contours)
RAI/07/15 (Floodwater Depths A-A)
RAI/08/15 (Floodwater Depths B-B)

Reason: - To ensure provision of a satisfactory development.

- 3 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated June 2015 and the following mitigation measures detailed within the FRA: Finished floor levels are set no lower than 10.89m above Ordnance Datum (AOD). The mitigation measures shall be fully implemented prior to occupation and

subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants, and having due regard to policies CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The premises shall be used solely by Healthy Koi Limited and for mixed A1/B1/B8 purposes only. Furthermore, the A1 element of this use shall be limited to a maximum floor space of 50 square metres for the sale of fish and aquatic hobby items only.

Reason: The loss of employment floorspace is considered acceptable in the current circumstances, but its impact would require reconsideration if connected with an alternative use or user, having due regard to policies CS2 and DM7 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.