
Site Address:	Havant and Waterlooville Football Club, Martin Road, Havant, PO9 5TH		
Proposal:	Change of use of (part) of the site for the operation of a Motorcycle Training School and the siting of 2No. containers as associated ancillary storage.		
Application No:	APP/15/00584	Expiry Date:	03/08/2015
Applicant:	Mrs L Ilett	Team:	Team 1
	Silverbikes Motorcycle Training		
Agent:		Case Officer:	Tina Pickup
Ward:	Bondfields		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

The application site relates to part of the existing tarmaced car park located to the south of the football ground, accessed off Martin Road. The Westleigh Pub is located immediately to the west of the football ground and the whole car park serves both. The application site relates to the eastern triangle of car park, south of the football ground. There is a wide grass verge to the north side of Martin Road and the rear gardens of dwellings in Redwood Grove abut the south side of Martin Road. Further to the west is the SSE office site which is currently allocated for Housing (approx 90 dwellings on 1.72ha) in the adopted Allocations Plan Policy LP1 allocation L145. Since this is an allocation only and the site remains in use by SSE then the area surrounding the site is currently of a mixed character.

2 Planning History

None relevant at this site but Silverbikes previously operated from Stantons Yard, Larchwood Avenue where the following planning history applies:

05/70403/000

Use of site for motorcycle compulsory basic training school and related storage container. Approved with limited 2 year consent. Approved 15/06/05.

07/70403/001

Use of site for motorcycle compulsory basic training school and related storage container. Approved with limited 3 year consent. Approved 22/5/07. Consent expired on 30th June 2010.

APP/10/00139

Renewal of temporary pp 07/70403/001 for change of use of car park to Motorcycle Compulsory basic Training School and stationing of container Temp PP expiring 31/01/2014

3 Proposal

This is a retrospective application to use part of the car park for a motorcycle compulsory basic training school, together with the retention of two metal storage containers which provide security and storage for the bikes. The containers are sited to the rear of the Westleigh pub in a screened yard.

The use involves setting up cones within the car park to enable Compulsory Basic Training for learner motorcyclists and mopeds to be undertaken 7 days a week, except on match days when the football club require the car park. There is a maximum of 2 pupils per instructor and the premises is licensed for up to 6 students. Normally trainers arrive from 8am to set up the car park ready for students at 8:30am. Training involves riding round the car park, usually until about mid-day when sufficient progress has been made for the afternoon session to be out on the road. However use of the car park could be from 8am to 5pm. On match days Silverbikes has an agreement with the club to only train people seeking to renew their provisional licence which is a much quicker process - hence on those days they will start at 7:30am to be clear before the club wants to use the car park.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS2 (Employment)

DM10 (Pollution)

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

Economic Development - Commercial and Housing - business will support a mandatory requirement for motorcycle training needs and provides employment
Development Engineer - Highways - no adverse comment
Environmental Health Manager, Community Group - no complaints since started some months ago; no objections from nearby residents therefore no objection provided activity limited to 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and not on Sundays or Public Holidays; no objection to container
Contamination - from pollutions/emissions perspective use is not materially different to that of car park so no objection in principle; also risk of contaminant release from storage containers would be minimal; however no info re fuel storage so suggest Informative regarding regs re petrol storage.
Crime Prevention -Minor Apps -- 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: 34

Number of site notices: At least one site notice exists - 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

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 amenities of neighbouring properties
- (iii) Highway and parking considerations and contamination

(i) Principle of development

The use commenced on the site in March 2015 and hence this is a retrospective application. The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. There is a Local Plan Housing allocation adjacent the site but as this has not yet come forward this does not currently affect the determination of this application.

(ii) Amenities of neighbouring occupiers

There are dwellings to the south of the site, but no objection has been received to the application and neither have Environmental Health received any noise complaints. Considering the use commenced in March 2015 and has therefore been operating on site for some 5 months, this lack of complaint indicates that the use is not causing any material harm to the amenity of adjacent residents.

The use does operate 7 days a week, including Saturday and Sundays. However the controlled, slow riding of 50cc mopeds/bikes round the car park by beginners does not generate excessive noise. The trainers use radios to ear pieces in the helmets of the learners so there is no need for raised voices - they can talk at a normal volume straight into the ear of the learner. On balance, considering no complaints have been received to an existing use, including the weekend use, then it is considered appropriate to allow the continuation of the business on the same basis that it is already operating.

The storage containers are located round the back of the Westleigh pub and do not affect anyone at all. However by their very nature they are temporary structures that are not appropriate for a permanent permission - at some point in the future they will need to be either upgraded or removed from the site. Therefore a temporary permission for the siting of the containers also enables the impact of the use to be further assessed over time. The reimposition of similar conditions previously agreed at the Stantons Yard site would provide adequate safeguards to minimise any potential noise and nuisance.

(iii) Highway and Parking Implications and Contamination

No objections are raised on parking, highway or public safety implications. To safeguard any petrol storage on site an Informative is recommended by Env Health.

8 Conclusion

The use provides a facility for a local need and encourages safety on the roads and riding of motorcycles, as well as providing jobs. Subject to conditions no objection is raised to the granting of a temporary consent.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/15/00584

(A)

(B) subject to the following conditions

- 1 This permission shall be for a limited period expiring on 31st July 2017, on or before which date the use of the land and buildings for a motorcycle basic training school shall be discontinued permanently and the containers permanently removed from the site unless prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The containers are 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 School hereby permitted shall only operate between the hours of 0800 and 1700 Monday to Friday and Sundays; and between 0730 and 1700 on Saturdays.
Reason: In the interests of the amenities of the occupiers of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 There shall be no more than 6 students under instruction on the site at any time.
Reason: To accord with the DVSA Licence and to prevent an over intensive use of the site in the interest of the amenities of the locality and the occupiers of the nearby residential properties and having due regard to policies CS16 and DM10 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 submitted plans, specifications and written particulars for which permission is hereby granted, and the following approved plans:

Photographs

1:1250 site location plan

1:1250 Site Plan showing training area and position of containers

Car park training area plan

Reason: - To ensure provision of a satisfactory development.