
Site Address:	Unit 3, Aysgarth Road, Waterloo, PO7 7UG		
Proposal:	Change of Use from Class B2 (General Industrial) to Class B8 Storage & Distribution with ancillary trade counter and alterations to elevations.		
Application No:	APP/14/00451	Expiry Date:	03/07/2014
Applicant:	Mr Churchill	Team:	Team 2
	Howden Properties Limited		
Agent:	Mr McGovern	Case Officer:	Tina Pickup
	Redbourn Group Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Unit 3A is located on the western side of this industrial area and comprises a brick and white clad frontage two storey flat roofed office building with lower shallow pitched roof 'factory' unit behind and to the side (south). The building is set back 6 to 8m from the highway, where there is forecourt parking. The surrounding area is characterised by a low density office/light industrial area, predominately 2 storey brick built buildings with mature landscaping and grass verges. The application was not submitted as a retrospective application, but Howden's have recently occupied the building and are now currently operating from the site.

2 Planning History

Original outline & res matters for the industrial area were for light industrial purposes (13426/1 and 13426/9)

04/69860/000 - c/u to class B2 to allow for the conversion of private and commercial vehicles for disabled persons including limited hire/sales pp 2004
APP/14/00262 - 1 non illuminated sign - advert consent 29/4/14

3 Proposal

The application seeks a change of use permission (now retrospective) to allow the building to be used by Howden Joinery Limited for warehousing/storage depot serving local builders with an ancillary 'de-minimus' trade counter; and some minor external alterations to the south and west elevations - new fire exit/removal of roller shutter/replacement smaller window & blocking up of 2 further windows. The depot serves trade customers and not the general retail market. The site would be open Mon - Fri 08:00 hrs - 18:00 hrs and on Saturdays 08:00 - 13:00 hrs & closed on Sundays & Bank Holidays.

4 Policy Considerations

National Policies

NPPF -esp Building a strong, competitive economy paras

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS2	(Employment)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager - no adverse comments

Development Engineer -No obj - B8 requires 1 space per 90sq m therefore this proposal needs 13 spaces - the 17 provided is acceptable in this location

Regeneration & Development - support as will remain in employment use

Crime Prevention -Minor Apps

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: 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 and use
- (ii) Trade-Counter
- (iii) Highways & Parking
- (iv) Visual appearance of proposed alterations

- (i) Principle of development & use

7.2 The site lies within the urban area and an established industrial area where B8 uses are appropriate in principle. Others within the vicinity are generally B1 or B8 uses. This is a detached building that has now been renovated and brought into use as Howden's joinery depot employing 8 people. Policy CS2 promotes employment floorspace and seeks to safeguard existing employment sites. Policy DM3 is a more detailed policy

specifically referring to change of use applications and seeks to protect employment sites. Since this application does retain the building for an appropriate B8 use then it complies with policy.

(ii) Trade-Counter

7.3 The proposed internal alterations result in a trade counter having a floorspace of 530 sqft which is only about 5% of the total floor area. This is very small and does not include large displays of products for general retail sale. The trade counter is generally used by account holders to collect/order/ and pay for goods and acts as a general administrative office. On this basis it is accepted that the trade counter element would be ancillary to the main B8 function of the site and would not introduce a general A1 retail area open to visiting members of the public, which for various reasons (primarily parking) would be unsuitable in this location.

(iii) Highways & Parking

7.4 The parking is all marked out with 17 spaces including disabled parking bay. This is in excess of the required 13 spaces for the B8 floorspace which is acceptable in this location. The southern side of the building has ample space for lorry deliveries direct to the rear building with roller shutters. This is considered adequate parking and manoeuvring for the proposed use of the site.

(iv) Visual appearance of proposed alterations

7.5 The external alterations involved have already been undertaken and are visually acceptable to the character of the area.

8 Conclusion

8.1 The use of the site for B8 purposes with an ancillary trade counter is appropriate to the location and complies with Policy DM3, retaining the site in employment use. Therefore it is recommended to grant planning permission. Since the use and alterations have already been implemented on site there is no need to impose the standard time commencement condition or matching materials.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00451

(A)

(B) subject to the following conditions

1 The hereby permitted trade counter shall not exceed the area of 50 square metres (530 square feet) shown for this purpose in the floor plan drawing DE64 and shall remain ancillary to the principal use of the site for B8 Storage and Distribution purposes.

Reason: The location of this site is unsuitable for the establishment of this

type of activity as a principal use having due regard to policy CS16 and DM14 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:

1:1250 Site Plan

Existing site plan drawing no 36767-01

Existing floor plans drawing no 36767-02

Existing elevations drawing no 36767-03

Proposed floor plan drawing no DE64

Elevation alterations drawing no DE64 rev A

Reason: - To ensure provision of a satisfactory development.