
Site Address: 44A New Lane, Havant, PO9 2NF
Proposal: Change of use to sui generis (Plant Hire Company) and to install a wash down area for cleaning plant and machinery.
Application No: APP/15/00268 Expiry Date: 11/05/2015
Applicant: Mr Jones Team: Team 1
 Extra Mech Services
Agent: Case Officer: Heather Lealan
Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

No.44A is an industrial type unit located on the western side of New Lane. The unit sits alongside other units that are comparable in size and there are other units that are much larger in size and operation than the application unit.

There are residential units location opposite the industrial area on the western side of New lane. The closest unit presenting a side gable over 40m away from the front site boundary.

2 Planning History

There is no planning history on Acolaid that determines the current use of the site. The site appears to have been used for Transport and distribution company running a fleet of crane lorries, which would have formed a specific sui generis use.

3 Proposal

Change of use to sui generis (Plant Hire Company) and to install a wash down area for cleaning plant and machinery. This change of use is required as the use for plant hire is a specific use.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)

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

Environment Agency

The Environment Agency has no objection to the proposed Change of Use application as submitted; however we do have the below advice.

The site is located in a sensitive groundwater area as it is in the Source Protection Zone 1 (SPZ1) for a public drinking water supply.

We accept the method of disposal for the wash water as stated in the application

We would advise the applicant that waste oil is hazardous waste and refer them to the following guidance:

<https://www.gov.uk/dispose-hazardous-waste/overview>

The storage of hazardous substances in SPZ1 are of particular concern and in order to reduce the risk of groundwater pollution we refer the applicant to this guidance:

<https://www.gov.uk/government/publications/choosing-and-using-oil-storage-tanksppg2-prevent-pollution>

Southern Water

Southern Water requires a formal application for a new connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

The application proposes development that may produce a trade effluent. No trade effluent can be discharged either directly or indirectly to any public sewer without the formal consent of Southern Water. The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors. Please see <https://www.southernwater.co.uk/BusinessCustomers/wasteServices/tradeEffluent/> for further information.

Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties serviced, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Economic Development

No comments

Environmental Health

it is considered appropriate to simply require that the development is undertaken in substantial accordance with the wash down proposal. Hours of use and details should be conditioned

Crime Prevention

No comments

Development Engineer

No objection

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: 5

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: None

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) Highways / parking considerations

(i) Principle of development

7.2 The property was previously in use as a transport and distribution centre for cranes and as such no loss of B Class employment space will be caused through this change of use and therefore the application is acceptable in principle and will accord with planning policy.

(ii) Effect on the character of the area

7.3 No external alterations are proposed and the proposed use is not considered to be detrimental to the character of the area. The wash down facility will be located well into the site and away from the front boundary and so it not considered to be harmful in this industrial setting.

(iii) Effect on the nearby residential amenity

7.4 There are no residential properties located near to the site that will be detrimentally impacted by the proposal. The closest dwelling is over 40m from the front site boundary and this is considered acceptable given the noise information submitted in connection with the operation of the was down facility.

(iv) Highways / parking considerations

7.5 Development Engineer does not raise objection and it is considered that the level of car parking within the site is sufficient to support this change in use.

8 **Conclusion**

- 8.1 Subject to conditions and informatives the proposal is acceptable and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00268 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:

Details of Business information letter received 13 March 2015

Wash Down Proposal details received 13 March 2015

Supporting Information supplied in respect of noise impact received 16 March 2015

Site Plan received 13 March 2015

Block plan showing siting of wash down area received 12 May 2015

Further information letter and Spec details regarding wash down area received 6 May 2015

Confirmation of noise measurement distance received 11 May 2015

Reason: - To ensure provision of a satisfactory development.

- 3 The operating hours of the premises shall not commence before 07:00 hours or remain so open after 18:00 hours on Monday to Friday and before 08.00 hours or remain so open after 13.00 hours on Saturday or at any time on Sunday or any recognised Public Holiday. The steam cleaner shall not be in operation before 08:00 hours or remain so after 16:30 hours on Monday to Friday or at any time on Saturday, Sunday or any recognised Public Holiday.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.