
Site Address: The Pavillion, Recreation Ground, Padnell Road,
Waterlooville
Proposal: Change of use from storage to community use (D1) to allow operation
of a 'Mens Shed' group
Application No: APP/14/00311
Applicant: Mr C Davage
Waterlooville Men's Shed
Agent:
Ward: Cowplain
Expiry Date: 27/05/2014
Team: Team 2
Case Officer: Heather Lealan

Recommendation: **GRANT PERMISSION**

1 Site Description

The building is known as the Cowplain Old Pavilion and it is located to the northern most corner of the Cowplain Recreation Ground. To the north of the building are the dwellings of Padnell Road. the Closet, being No.50, is located some 30m away. To the west of the building runs the access road to the recreation ground and main pavilion and the car parking area is a very short distance for the application site.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

Change of use from storage to community use (D1) to allow operation of a 'Mens Shed' group.

4 Policy Considerations

National Policies
NPPF, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM2 (Protection of Existing Community Facilities and Shops)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager

The Pavilion is an HBC owned building on HBC owned land (Cowplain Recreation Ground). In order for the group to occupy the building they will need to enter into an agreement with the Council, prior to taking occupation of the building. I can confirm

that Estates have no objection to the proposed change of use.

Comment - The applicant is aware of the requirement to enter into a lease and this is being processed currently. Following consultation response from EH a clause has been included in the lease to protect neighbours against undue nuisance

Crime Prevention

The building itself is isolated and therefore very vulnerable to crime. It appears that when refurbished the building will contain some desirable items such as power tools. To reduce the opportunities for crime I recommend:

1. Planting is about the building is reduced, to ensure maximum visibility of the building
2. The number of external doors and windows should be reduced to the absolute minimum
3. Items such as down pipes do not facilitate access to the roof
4. External doors and windows should be certificated to the appropriate security standard – consideration should be given to fitting security shutters at the doors and internal bar sets at the windows
5. The security of the roof should be improved so as to prevent access via the roof
6. A monitored intruder detector alarm should be installed.

Comment - This is advice for the applicant and would not form part of a planning condition.

Regeneration & Development

No objection to the change of use

Development Engineer

No adverse comment to this application

Traffic Management Team

No Comments

Environmental Health Manager

In regard to the email of the 5 June, the following should cover any potential noise issues:

- a. that the self-imposed time and days of the week restrictions, be made a condition;
- b. that the acoustic boarding of the front room/s that will house machinery such as a table saw and a planer, should assist in minimizing noise levels externally; and
- c. an 18 month temporary permission be granted, which should give at least a year of operating, to assess any issues that may be raised by the local community.

Comment - The requirement to issue a temporary consent was withdrawn by the EH officer after reviewing the wording of the lease, (as copied within 7.4 of this report). This provides control by the Council in the event of nuisance.

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: One

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- (a) Noise pollution and impact on privacy from proposed use, not considered that the use is in keeping with the nature of the area
- (b) Concerned that unit will be used evenings and weekends and will cause further noise issues and light pollution
- (c) Will the change of use lead on to BBQ's or meetings/congregation at the pavilion?
- (d) Hazard of dust/fumes from manufacturing operations being carried out within or externally to the pavilion.
- (e) Parking issues will be caused

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 on Neighbours and Amenities
- (iii) Parking

(i) Principle of development

7.2 The site is within the urban area and is currently a redundant building within a community facility. In principle the change of use to Mens Shed is acceptable as it will bring the building back into use as a community facility, this accords with the general requirements of Care Strategy DM2, Protection of Existing Community Facilities and Shops. This principle is subject to the consideration of the planning matters below.

(ii) Impact on Neighbours and Amenities

7.3 The closest neighbouring dwelling is 30m away from the building and this is considered to be an acceptable level of separation so long as the conditions requested by Environmental Health are imposed on any planning consent. A neighbour objection letter was received from the occupiers of the closest residential dwelling to the application site with regard to noise and pollution, it is considered that acoustic insulation of the room to be used for the louder machines and an hours of use condition should effectively overcome this issue. Environmental Health were also satisfied that the works proposed to be undertaken within the unit would be satisfactory with regard to pollutants in regard to allowing a planning permission. If however, chemicals were used not in accordance with Health and Safety Guidelines, this would be a future health and safety issue and not a reason to refuse a planning application.

7.4 Given the nature of the use and the neighbour objection the wording of the lease has been expanded such that any undue nuisance caused could result in the termination

of the lease. The wording is as follows;

The Tenant is not to allow any activities or uses to take place at the Premises which are illegal dangerous or cause nuisance or damage including nuisance or damage caused by way of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit to the neighbourhood or to any public local or other authorities or to the Landlord or to any tenants or owners or occupiers of any neighbouring property or which shall in any way be injurious to the same or which might vitiate or render voidable any policy of insurance in respect of the Premises

(iii) Parking

7.5 It is considered that the parking within the site is sufficient to serve this change of use.

8 Conclusion

8.2 In order to safeguard residential amenity the first two conditions as suggested by the Environmental Health office should be included within any planning consent and the lease will address issues of future noise . The proposal is therefore considered to comply with Policies CS16, DM2, CS14 and DM10.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00311 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:

Covering Letter received 1 April 2014

Site plan received 31 March 2014

Schedule of works received 31 March 2014

Floor Layout received 31 March 2014

Email describing nature of use and hours of opening received 5 June 2014

Reason: - To ensure provision of a satisfactory development.

3 The premises hereby permitted shall not open to the members of the group/public before 09:30 hours or remain so open after 16:00 hours on Monday to Friday, with no machines to be used before 10:00 hours. The premises shall not be in use 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.

- 4 The development hereby approved shall not be brought into use until the building has been insulated against the emission of noise in accordance with the details submitted. Such noise insulation shall be thereafter maintained and operated in accordance with the agreed scheme. Any new plant installed subsequent to the approval shall not increase background levels of noise as measured at the boundaries of the site without the approval of the Local Planning Authority in writing.

Reason: To ensure that the building is adequately sound proofed in the interests of the amenities of the occupants of nearby premises and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.