



Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Paul	Surname:	Marples		
Company name:	Brenchley Civil Engineering						
Street address:	Brenchley Civil Engineering Ltd			Country:	National	Extension	
	Unit 6A			Telephone number:	[REDACTED]		
	Waterworks Road			Mobile number:			
Town/City:	Farlington			Fax number:			
County:	Hampshire			Email address:			
Country:	United Kingdom						
Postcode:	PO6 1RD						
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ian	Surname:	Murray		
Company name:	IJ Murray Associates						
Street address:	173 Rushdene Havant Road			Country Code:	National Number	Extension Number	
				Telephone number:	02392469004		
				Mobile number:			
Town/City:	Hayling Island			Fax number:			
County:	Hampshire			Email address:			
Country:							
Postcode:	PO11 0LF				ian@ijma.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use to mixed B1 B2 and B8 from existing Sui Generis as scrapyards/metal recycling yard

Has the building, work or change of use already started? ☐ Yes ☒ No

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DEVELOPMENT CONTROL

19 MAY 2014

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4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	G Howard Waste Reclamation Ltd, Howards Yard		
Street address:	Mill Rythe Lane		
Town/City:	Hayling Island		
County:	Hampshire		
Postcode:	PO11 0QG		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	472513		
Northing:	101102		

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Areas will be provided for Waste bins and recycling bins the number and size of these will be based on the mixture of usage required by a new tenant / purchaser

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

Brick and Cladding

Description of proposed materials and finishes:

unchanged

Roof - description:

Description of existing materials and finishes:

Industrial cladding

Description of proposed materials and finishes:

unchanged

Windows - description:

Description of existing materials and finishes:

PVC / Metal

Description of proposed materials and finishes:

unchanged

9. (Materials continued)

Doors - description:

Description of existing materials and finishes:

PVC / Metal

Description of proposed materials and finishes:

unchanged

Boundary treatments - description:

Description of existing materials and finishes:

3.8m Metal fence

Description of proposed materials and finishes:

unchanged

Vehicle access and hard standing - description:

Description of existing materials and finishes:

Concrete

Description of proposed materials and finishes:

unchanged

Lighting - add description

Description of existing materials and finishes:

Yard lighting

Description of proposed materials and finishes:

see specification provided

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and access statement and lighting specification report

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	24	24	0
Light goods vehicles/public carrier vehicles	23	23	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

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Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

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If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

see drawing A104 V4.2

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☒ Existing watercourse

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13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Vacant

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

Used as a vehicle dismantlers and scrap metal recycling facility with some areas of the site designated as B2 use for Lorry and Car MOT work

When did this use end (if known) (DD/MM/YYYY)?

01/03/2013

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☒ Yes ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

It is likely that a new tenant will need to dispose of trade effluents /waste and this would be done via a commercial waste management company such as veolia or Biffa

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	132.0	0.0	*	0.0
B1 (b) Research and development	0.0	0.0	*	0.0

18. All Types of Development: Non-residential Floorspace (continued)

PROPOSED
MIXED B1, B2, B8

B1 (c)	Light industrial	0.0	0.0	☒ 795	0.0	0.0
B2	General industrial	0.0	0.0	☒	0.0	0.0
B8	Storage or distribution	0.0	0.0	☒	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0		0.0	0.0
C2	Residential institutions	0.0	0.0		0.0	0.0
D1	Non-residential institutions	0.0	0.0		0.0	0.0
D2	Assembly and leisure	0.0	0.0		0.0	0.0
Other	Please Specify	663.0	0.0			
	Total	795.0	0.0		795.0	795.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	1	0
Proposed employees	1	1	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A2							☒
B1A							☒
B1B							☒
B1C							☒
B2							☒
B8							☒
Other							☒

21. Site Area

What is the site area?

5,000

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

This application is to change the Sui Generis and B2 mixed permission for this unit to B1 B2 or B8 to allow the unit to be marketed for lease or sale to prospective tenants / purchasers

Brenchley intend to rent or sell the unit and will not be occupying it themselves

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date