
Site Address:	Land on the north side of Mill Rythe Lane, Hayling Island		
Proposal:	Use of land for vehicle rental service and maintenance centre.		
Application No:	APP/14/00088	Expiry Date:	27/03/2014
Applicant:	Hayden Vehicle Rentals	Team:	Team 1
Agent:	Douglas Briggs Partnership	Case Officer:	Sally Smith
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site falls within the Mill Rythe industrial area. Units 1 - 4 to the west of this site are built and were permitted as industrial units under PP 08/52197/006. Unit 1 however is in use as a chandlery and unit 2 has been split so a small part of it is now referred to as 2A which is used by a fisherman. Unit 5 has not been built and this site is on the area of that building and the main part of the parking area that serves all five units. Some of the existing buildings remain on the site in the vicinity of Unit 5; some are being used by a vehicle recovery company on a temporary basis.

2 Planning History

08/52197/006 - Demolition of existing units and construction of B1/B2 industrial units with associated landscaping and parking. (Revised application). Permitted 19/1/09 and part implemented (4 of the 5 approved units having been constructed with part of the parking/servicing yard).

09/52197/007 - Discharge of various conditions Permit 26.8.09

APP/10/00252 - Temporary use for the parking of recovery vehicles (on site of unit 5). Current

APP/13/00958 - Use of Unit 1 as B1/B2 or a chandlery and 2A as B1/B2 or a fisherman's store. Permit 20.12.13

APP/13/00959 - Variation of conditions on 08/52197/006 to enable phased development of the site. Permit 30.1.14

3 Proposal

- 3.1 The proposal is to use the area currently used for the parking of recovery vehicles to be used for a vehicle rental service and maintenance centre. That area is the area of Unit 5 and the car park for the industrial units permitted under 08/52197/006. Permission has been given under PP APP/13/00959 for the conditions for that development to be varied to allow for a phased development and for the construction of unit 5 to follow at a later date.
- 3.2 Hayden Vehicle Rentals are currently at Unit 1, 62 Station Road, Hayling Island but needs to relocate because of redevelopment proposals.

- 3.3 The Company operates a fleet of 28 cars and 16 vans with 50% on long term hire to HCC. No vehicle is over 3.5 tonnes. The proposal is to utilise the existing office for admin, building 1 for maintenance of the fleet and building 2 for valeting and cleaning. The current site generates an average of 10-12 movements a day; this is not expected to vary.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS2	(Employment)
CS20	(Transport and Access Strategy)
DM10	(Pollution)
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DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

EMP9	(Marine Related Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Natural England Government Team - No objection; recommends views of CHC sought

Coastal Engineering - No objection but recommends a flood warning and evacuation plan for the property.

Environment Agency, Planning Liaison - South Downs - No bespoke comments

Chichester Harbour Conservancy - No objection to a temporary five year period and requests an oil interceptor to protect harbour waters.

Regeneration & Development

Development Engineer - No comments but advises that Mill Rythe is not adopted.

Crime Prevention -Minor Apps - No comment

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: 10

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) Effect on the Appearance and Environment of the Area
- (iii) Highway and parking Implications

(i) Principle of development

7.2 The principle of developing a fifth industrial unit on the site is established under the earlier permission 08/52197/006. The site is located within the employment allocation for Mill Rythe (EMP 9). Four of the units have been built and permission has been given to allow for a phased development and completion of unit 5 at a later date. In 2010 a temporary permission was sought for the use of this site for vehicle recovery. That has not been determined. Whilst there were concerns about the operation at the time of the submission of the application it has operated without receipt of complaint over the last 3 years. That use will vacate in April and Hayden wish to introduce their operation. It is considered that as the council has agreed that unit 5 may be built at a later date that it is acceptable to introduce a commercial use to make use of the site until the unit is built. This operation will utilise the existing buildings, which are in a reasonable state of repair and visually acceptable, and the associated yard. Construction work is not involved. The operation will not involve heavy vehicles, as has been the case with the recovery operation, and is considered acceptable in principle. As an acknowledgement to the planning position that we wish the site to be eventually developed with an industrial unit and for the industrial scheme to be completed the applicant has offered that a temporary 5 year permission would be acceptable to her. This is considered appropriate in the circumstances of this site and is endorsed by the Conservancy. In addition it will enable a business currently located on the Island to remain on the Island.

(ii) Effect on the Appearance and Environment of the Area

7.3 The proposal is enclosed by the existing industrial units on the site to the west and well fenced. There will be no new structures. The operation will not impact visually on the area, including the Harbour, as it is enclosed by other activities in this industrial area. Indeed, as a base for rental cars the potential for impact is less than for the recovery operation that has been on the site for the last 3 years. The Conservancy has not raised any concerns on visual grounds.

7.4 On other environmental matters, Natural England has raised no objection and the Coastal Partnership recommended that an evacuation plan was put in place in case

of flooding. An informative has been included to cover this matter. Whilst the Environment Agency has not raised comment on drainage grounds Chichester Harbour Conservancy has requested that there be an oil interceptor to protect the harbour waters.

(iii) Highway and parking Implications

- 7.5 The Development Engineer has commented that Mill Rythe Lane is not an adopted highway. We have ensured the application site extends to the connection with the main part of the Lane but it has not been the practice to require applicants to extend their sites out to the main road. Otherwise there are no comments from the Development Engineer. The parking is considered adequate for the operation as fifty percent of the fleet is on long term rental arrangements.

8 Conclusion

- 8.1 It is considered that the proposal is acceptable. Conditions are proposed, including the requirement that the permission is temporary for a five year period.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00088 subject to the following conditions:

- 1 This permission shall be for a limited period expiring on 31st March 2019, on or before which date the use of the land and buildings for the operation of a vehicle rental service and maintenance centre shall be discontinued permanently and the site vacated unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The use is of a type not considered suitable for permanent retention having due regard to policy CS2 of the Havant Borough Local Plan (Core Strategy) 2011, Saved Policy EMP9 of the Havant Borough District Wide Local Plan and the National Planning Policy Framework 2012.
- 2 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The use shall not commence until measures are introduced to prevent the infiltration of contaminated waste water into the surface water system. The measures shall be retained during the operation of the approved use.
Reason: To protect the ground water and Harbour waters from pollution and having regard to policy DM10 of the Havant 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

following approved plans and document:

Planning, Design and Access Statement
Location and Site Plans 7213-01A

Reason: - To ensure provision of a satisfactory development.