
Site Address: Unit 10, Southleigh Farm Units, Southleigh Road, Havant
Proposal: Use of Unit 10 to B1(c) light industrial, the retention of a tin furnace house and the change of use of land adjacent to Unit 10 and to the rear of units 2, 3 and 4 to B8 storage for free standing containers and a recycling skip in association with occupation of one or more units at Southleigh Farm.
Application No: APP/14/00136 Expiry Date: 10/04/2014
Applicant: Mr P White Team: Team 1
Agent: Mrs I Harrison Case Officer: Sally Smith
Ward: Emsworth

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 Unit 10 is to the rear, west/north west of the complex of farm buildings now in use for B1c/B2 purposes. The building the subject of the application is a metal clad farm building, with a small tin furnace building attached to the south side. The unit is already in use by Stephen Anthony Designs for the painting and finishing of products associated with the manufacture of bespoke kitchens and furniture. The application also includes the adjacent yard which contains storage containers sited to the back of units 2,3 and 4 and a recycling skip.

2 Planning History

02/55385/004 - Temp change of use of units 9 and 10 from agriculture to furniture storage. approved 20.09.2002 until 30.09.2007

02/55385/005 - use of the other farm buildings to B1 and B2 purposes. Permit 20.09.2002

07/55385/009 - Renewal of /004. approved 21.12.2007 until 31.12.2010

3 Proposal

- 3.1 To use unit 10 for B1(c) purposes. It will in practice be currently associated with the other Stephen Anthony Design operations of kitchen manufacture. The application is also to retain the adjacent furnace house which burns waste wood from the kitchen manufacturing process and to retain the containers located to the rear of units 2,3 and 4 and the skip adjacent to unit 10. Parking is proposed adjacent to unit 10. The hours of operation proposed are 7.30 to 18.00 Monday to Friday and 08.00 to 12.00 on Saturdays.

4 Policy Considerations

National Policies
NPPF 12.

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

CS2	(Employment)
CS20	(Transport and Access Strategy)
CS6	(Regeneration of the Borough)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)
DM3	(Protection of Existing Employment and Tourism Sites)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Regeneration & Development - Support the application which would help maintain the viability of this employment site

Environmental Health Manager, Community Group - No adverse comments

Development Engineer - No response received.

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: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: One

Summary:

1. Concern over the furnace house due the materials burnt and resultant fumes.
2. Concern how the proposed hours will be upheld.
3. Do not object to parking being provided but the traffic on site has increased exponentially. Concerned with parking from vets (not part of this application) limiting views when accessing Southleigh Farmhouse and there is often reckless speeding on site.

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 character of the area
- (iii) Effect on neighbours
- (iv) Highway and parking considerations

(i) Principle of development

7.2 This group of farm buildings has been used for storage and industrial purposes for a number of years under various planning permissions. In respect of Unit 10 it has had a number of temporary permissions for storage. The principle of using the unit for a B1(c) use would not be contrary to this history of this complex of buildings and would accord with CS2. The furnace is a small unit and the storage containers have been in place for some time. The principle is considered acceptable in view of the history of this complex.

(ii) Effect on the character of the area

7.3 The proposals will not have a detrimental visual effect of the appearance of the locality. The B1(c) activity will be enclosed within the building and the furnace, storage units, skip and parking area are not readily visible outside the complex. An issue has been raised about fumes from the furnace and the view of Environmental Health is that a condition limiting the fuel to natural, dry and untreated timber and wood should prevent future problems. It is therefore considered that the proposal will comply with the requirements of CS16 and DM10.

(iii) Effect on neighbours

7.4 The building and structures are not within sight of the residents at Southleigh Farmhouse. In respect of the fume issue this is addressed in 7.3 above. With respect to traffic generation the unit currently only results in one employee, although this could increase with a different occupier. However, the access is considered adequate to accommodate the six vehicles that would be accommodated by the parking spaces proposed. With respect to hours the ones proposed are in the normal working day during the week and are for Saturdays mornings only. This therefore leaves a quiet period from this enterprise for the remainder of the weekend. It is therefore considered that the effect should not be harmful in terms of fumes or traffic generated and the proposal is considered to comply with CS16 and DM10.

(iv) Highway and parking considerations

7.5 The access has served this unit for storage purposes and the complex of buildings for a number of years and the Development Engineer has not raised any concerns about the junction with Southleigh Road. 6 spaces have been proposed to serve the unit. The building has a floorspace of 200 sq.m. and in view of the current association with the other units 6 spaces are considered adequate. in the event that it is separated this is close to the standard and there is further room to accommodate parking if required. A suitably worded parking condition is therefore proposed to require a minimum of 6 spaces. It is therefore considered that policy DM14 is met. With respect to the other issues relating to parking by other premises in the complex and speeding vehicles these have been raised with the land/planning agent for the site.

8 Conclusion

8.1 On the basis of the conditions proposed the development is considered acceptable.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/14/00136 subject to the following conditions

- 1 Unit 10 shall be used only for B1(c) light industrial purposes, and for no other purpose whatsoever including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: To control the development in the interests of the rural character of the area and the amenities of the nearby residential property and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
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- 2 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas approved in writing by the Local Planning Authority for that express purpose.
Reason: In the interest of the appearance of the site and the visual amenities of the surrounding area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The storage containers hereby approved shall only be used in association with existing units at Southleigh Farm and shall not be used as a separate planning unit.
Reason: To control the development in the interests of the rural character of the area and the amenities of the nearby residential property and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
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- 4 The B1(c) use of Unit 10 shall only operate between the hours of 07.30 and 18.00 Monday to Friday and 08.00 and 12.00 on Saturdays and not at all on Sundays or recognised Public Holidays
Reason: To minimise the disturbance to neighbouring residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The furnace hereby approved shall only be used for the burning of natural, dry and untreated wood.
Reason: To control the development in the interests of the amenities of the nearby residential property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 A minimum of 6 parking spaces shall be provided within the curtilage of the site and thereafter all of those spaces shall be kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans and document:

Application letter from Bidwells dated 6 February 2014

Site Plan ref B.11.841i

1:500 plan ref B.11.841d

Reason: - To ensure provision of a satisfactory development.