
Site Address: Porta Cabin within Car Park, Wellington Retail Park, 2
Hambledon Road, Waterloooville

Proposal: Change of use of land from car park to site of portacabin for the
operation of a 'Cash for Clothes' business.

Application No: APP/13/01172 Expiry Date: 28/01/2014

Applicant: Anglo Recycling Company Team: Team 2

Agent: Mr G Benning Case Officer: Richard Nash

ASB Property Consultants

Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

Wellington Retail Park comprises three terraced buildings constructed around a large communal car park. The buildings are two storey equivalent with feature canopies above the parapet line over the entrances to emphasise their location. The Park has an overall floor area of approximately 15,330sqm and has a Part Open A1/Part Bulky Goods Retail Warehouse development use. The Retail Park is identified in the emerging Local Plan (Allocations) document as part of Waterloooville Town Centre. The application site comprises two of the spaces located at the southern edge of the car park, adjacent to Maurepas Way.

2 Planning History

None relevant.

3 Proposal

The current application proposes the change of use of land from car park to the siting of a portacabin for the operation of a 'Cash for Clothes' business. The application has been submitted retrospectively.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
CS2 (Employment)
CS4 ()

Emerging Local Plan (Allocations) document 2013 (forming part of the HBLDF)

Policy AL3 Town, District and Local Centres

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Development Engineer:
No Adverse Comments.

Regeneration & Development:
No Objections.

Crime Prevention:

Generally portacabins are not particularly strong buildings. The portacabin is to be located within a public car park which will make it vulnerable to crime. To provide some security recommends that skirting is fitted to the portacabin so as to prevent access from below, and that a monitored intruder alarm system is installed.

NB: These recommendations could be added as an informative to any approval.

Environmental Health Manager:
No Adverse Comments.

Policy Officer:

Application site is not located in an identified centre as defined by Local Plan (Core Strategy) policy CS4 and saved Local Plan policy TC1. All town centre boundaries were reviewed as part of preparation for Local Plan (Allocations). Boundary of Waterloooville Town Centre was extended to include Wellington Retail Park in all versions of emerging Allocations Plan. In summary site is outside town centre under saved Local Plan policies but within town centre under emerging Local Plan policies. Proposed business is not a main town centre use as defined by NPPF. As development would provide jobs and generate income it can be defined as a form of economic development. Difficult to define use class, but due to mixture of providing services, selling to clients and storing goods, is likely to be sui generis. Key question is whether proposal would promote and protect vitality and viability of Waterloooville Town Centre. On positive side will provide jobs and possibly attract people into retail park. On negative side may cause problems with parking, fly tipping and rubbish. If application were to be approved it may be sensible to condition for a time limited period and named occupier. Policy Principle of Development: Approve subject to conditions.

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: 12

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: None

7 Planning Considerations

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 application site and locality (including parking issues)

(i) Principle of development

The Applicant has provided information on how the business operates: Second hand clothes and shoes are purchased from the public, on delivery to the site, then collected daily for transport to a warehouse. The clothes are packed into containers and exported. All clothes are re-sold and the business acts as a 'Get Paid to Recycle' service, which is particularly popular among persons on lower incomes.

Portacabins are sited in car parks primarily because it is the most convenient place for people to deliver used family clothes, as it is safe and does not require having to walk far. The average delivery to sites comprises approximately 25kg of used clothing, which would be difficult to carry over any significant distance. The majority of customers are mothers, often with children, who are able to park very close to the portacabin - staff can also then help carry clothes. An average transaction takes approximately 3 to 5 minutes from handing over clothes, through checking and weighing to payment.

Local Job Centres are used to recruit staff, who are primarily from the 'Long term unemployed' category. Any waste or fly tipping that is left at or near the site is cleared away by the Applicant on a daily basis and the portacabin is powered by solar energy.

As noted by the Policy Officer, the portacabin is not in use for a purpose that is a main town centre use as defined by the NPPF. The use does however provide jobs and generate income and as such can be defined as a form of economic development. The use does therefore contribute to the vitality and viability of the town centre. However, whilst a temporary building and use would be acceptable in the short term, to allow the business to develop within the Borough, it is considered that in the long-term, the use would be better suited to a permanent building, in an out of town centre location. Any approval should therefore be conditioned as recommended by the Planning Policy Officer.

(ii) Impact on application site and locality (including parking issues)

The portacabin would prevent the use of two parking spaces. However, this is not considered to be material in the context of a 500+ space communal parking area. The building is of a relatively small scale and bulk and would be of a generally unobtrusive appearance within the retail park. However, the development is of a low quality and functional design, and likely to deteriorate in time given its intrinsically temporary nature. Notwithstanding this latter point, the proposed time-limited planning permission would protect the visual amenities of the site and locality in the long term.

An informative can be added to alert the applicant to the need for express consent for any free-standing advert.

8 Conclusion

The use of the land for the siting of the portacabin, for the operation of a 'Cash for Clothes' business, is acceptable in principle and would not have a detrimental

long-term impact on the amenities of the application site and locality. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01172, subject to the following conditions:

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

Location Plan

Block Plan

Existing Layout/Existing Front, Rear and Side Elevations

Reason: - To ensure provision of a satisfactory development.

- 2 This permission shall enure for the benefit of the Anglo Recycling Company only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued, and the portacabin wholly and permanently removed from the land, on the date when the Anglo Recycling Company ceases to occupy the land.

Reason: In the long term interests of the viability and vitality of Waterlooville Town Centre and the visual amenities of the application site and locality, and having due regard to policies CS4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy AL3 of the emerging Local Plan (Allocations) 2013, and the National Planning Policy Framework 2012.

- 3 This permission shall be for a limited period expiring on 31 January 2016, on or before which date the use of the land shall be discontinued permanently and the portacabin wholly and permanently removed from the land, unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: In the long term interests of the viability and vitality of Waterlooville Town Centre and the visual amenities of the application site and locality, and having due regard to policies CS4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy AL3 of the emerging Local Plan (Allocations) 2013, and the National Planning Policy Framework 2012.