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Date: 6 February 2014



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Dear Sir

Unit 9, Southleigh Farm, Southleigh Road, Havant PO9 2NX

The enclosed application is for the change of use of Unit 9 to B8 storage with associated provision for car parking, storage of one skip and an external area for the erection, testing, cleaning and servicing of equipment.

This application follows correspondence and a subsequent meeting between Penny Ware and Sally Smith of Havant Borough Council and Annabel Farbon of Bidwells (representing the landowner) on 21 November 2013. The meeting was held to discuss the use of the above unit which does not have formal planning consent following the lapse of previous applications. The enclosed application seeks to regularise the situation.

Planning History

Application Ref.	Description	Decision	Conditions
08/55385/011	Retrospective application for a change of use to storage of food and wine (bundled warehouse)	Approved 18.06.2008	Temporary consent until 30.06.2011
03/55385/007	Variation of planning permission 02/55385/004 to extend usage to storage for furniture, fireplaces, mantel pieces and associated surrounds	Approved 11.07.2003	Temporary consent until 30.09.2007
02/55385/004	Temporary change of use of units 9 & 10 from agricultural buildings to furniture storage	Approved 20.09.2002	Temporary consent until 30.09.2007

The above table shows the planning history for Unit 9. In effect the unit had consent for use as a storage facility from September 2002 until June 2011. There have been no further consents following this date.



**INVESTORS
IN PEOPLE**

Bronze



Proposal

The enclosed application is for the change of use of unit 9 to B8 storage with associated external car parking and working area. The building is currently occupied by Little Monsters who operate a hire business for bouncy castles and other party equipment. The use has been in place for three years on site and we are not aware of any major concerns raised to date.

The use of the site will be as follows:

- a Unit 9 will be used for the storage of items associated with the hire business, such as bouncy castles
- b The area shaded green will be used for the storage of a skip for use in association with the business.
- c The areas shaded blue will be used for the parking of vehicles associated with the business, as detailed below.
- d The area shaded pink will be used for the erection, testing, maintenance and cleaning of equipment. Due to the size of the equipment stored it is not always feasible for this to occur within Unit 9 and the cleaning of equipment needs to take place externally. The equipment is only situated outside of the unit when the above occurs, there is no external storage proposed to ensure the amenity of surrounding residential properties.

Southleigh Farm has been subject to commercial activity for at least the past twelve years and is therefore an established employment site.

Access

Access to the unit will be from the road through the site which is accessed from Southleigh Road. To ensure that the use is restricted it is proposed to create twelve designated parking spaces. Four will be situated opposite the building, adjacent to Unit 4, and the other eight will be situated to the south of the building. The vehicles to the south of the building will be the vans associated with the business. Both sites are currently used for parking by the business. The siting of the vehicles to the south of the building ensures that they are out of site as there are no residential properties to the south. The vehicles are not able to be situated to the rear of the building due to the ground conditions. The proposed use has no retail element so the only movements to and from will be by vehicles associated with the business.

The access road is utilised by all units on the site and there are no concerns with the flow of traffic into and out of the site onto Southleigh Road. There is a designated footpath and cycleway to the site from Westbourne to the east and Havant to the west making the site accessible by means other than the private car.

Hours of Operation and Employment

It is proposed that the hours of operation be 7:30am to 6:30pm Monday to Friday and 7:00am to 1:00pm on Saturdays. It is then proposed to have more restrictive hours from 1:00pm to 6:00pm on Saturday and 8:00am to 12:00pm on Sundays during which there can only be delivery and collections rather than any maintenance or drying of units. On Sundays the vehicles will have to return to the site after 12:00pm. They will be undertaking deliveries or collections in the morning and will therefore have to return to site to leave

the vehicles and return home. There would be no working during this time, purely a drop off and collection of vehicles and therefore I do not feel it appropriate to count these as working hours and the 12:00pm cut off should remain.

The proposed weekend hours of operation will protect the residential amenity of those close to the unit. It is not feasible to have no opening at the weekend due to the nature of the business.

The business currently has six full time employees and employs a further four to six part time employees over the summer months when demand is at its highest. There are no current plans for this to increase and therefore the parking provision detailed above is sufficient.

The enclosed application seeks to regularise the current situation on the ground and ensure that a successful local business is permitted to continue.

Should you require additional information in order to progress the application please do not hesitate to contact me.

Yours faithfully



Isabel Harrison MSc MRICS
Associate