
Site Address: Unit 9, Southleigh Farm Units, Southleigh Road, Havant
Proposal: 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, currently associated with a hire business for bouncy castles and other party equipment.
Application No: APP/14/00137
Applicant: Mr P White
Agent: Mrs I Harrison
Ward: Emsworth

Expiry Date: 04/04/2014
Team: Team 1
Case Officer: Sally Smith

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 Unit 9 is a metal clad building, constructed originally as an agricultural building. It is located on the southern side of a grouped of more traditional agricultural buildings now used for B1 purposes. Access to the unit is via a concrete access that passes to the north of Southleigh Farmhouse which is in residential use. Parking takes place to the side and front of the unit. The unit has benefited from a number of temporary permissions the last one of which expired in June 2011. It is currently occupied by a company using it as a base for storage and provision of party equipment and bouncy castles. Maintenance and drying of the equipment has been taking place on the hard standing to the east of the building.

2 Planning History

02/55385/004 - Temporary use for furniture storage. approved 20.9.2002 until 30.9.2007.

03/55385/007 - Variation of 02/55385/004 to extend the storage to fireplaces and mantel pieces. approved 11.07.2003 until 30.09.2007.

08/55385/011 - Retrospective application for a change of use to storage of food and wine Approved 18.06.2008 until 30.6.2011.

3 Proposal

- 3.1 To use unit 9 for B8 storage with associated provision of car parking, storage of one skip and an external area for the erection, testing and cleaning and servicing of equipment. The parking areas are proposed to the south side of the building and in an area to the north of the access that runs alongside the north of the building. It is proposed that the hours of operation are 7.30 am to 6.30 pm Monday to Friday and 7.00 to 1.00 pm on Saturdays. It is also proposed to be able to have delivery and collections from 1.00 pm to 6.00 pm on Saturdays and between 8.00 am and 12.00 pm on Sundays

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 - No response received

Development Engineer - No objections but unclear how the eight spaces will be accommodated alongside the south of the building.

Environmental Health Manager, Community Group - No adverse comments; noted that it is for bouncy castles and the like.

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: one notice

Statutory advertisement: Not applicable.

Number of representations received: One (registered against 14/00136 but being imported). Relevant to this application:

1. Concern of rubbish being blown from skip.
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 9 it has had a number of temporary permissions for different types of storage. The principle of using the unit for a storage use would not be contrary to this history of the unit and would accord with CS2. However, because of the current use (which the application seeks to regularize) an area is being proposed outside for the erection, testing, cleaning and servicing of equipment. As this site is within a rural area and not too distant from a residential property these outside activities are only considered appropriate in this location if restricted to the current use of the hiring of party equipment. The principle is therefore considered acceptable subject to appropriate conditions. As the unit has been in employment uses for 12 years it is considered that a permanent permission is now appropriate.

(ii) Effect on the character of the area

7.3 The storage within the building does not impact on the amenity of the area and whilst the inflatables can be of quite a large size and noticeable because of their colouring they are present for the period of drying and cleaning etc only. Overnight and at weekends the area is clear of equipment. In addition because of the nature of the equipment their servicing and cleaning is not a noisy activity. However, if another operator utilised the premises the servicing of other equipment could be noisy and intrusive. It is therefore proposed to limit the nature of the outside servicing and cleaning etc to the current party equipment hire operation. The neighbour has raised issue about the skip but this is tucked in the south east corner of the site and in itself is not visually harmful. I do not consider that enclosing it is justified on amenity grounds and it is not normal practice to provide a 'lid' which would be the only way to prevent litter or waste blowing out of the skip. It is therefore considered that suitably conditioned the operation would relate to its rural locality and would accord with CS16 and DM10.

ii) Effect on neighbours

7.4 The closest residential property is Southleigh Farmhouse to the east. The main impact would be the passing of vehicles associated with the business. Whilst the applicant has sought to collect and deliver party equipment until 18.00 on Saturdays and 12.00 on Sundays these hours are considered acceptable to enable this particular business to operate. Deliveries and collections would not be taking place at unsociable hours. As discussed in 7.3 above the servicing and cleaning operation is not unduly noisy and is proposed to be at more restricted hours. With the restriction on this activity being linked to the party equipment hire operation it is considered that this outside activity will also be acceptable and would not impact on the amenities of the adjacent residents and thereby not be contrary to CS16 and DM10. Environmental Health have raised no concerns over the operation

(iv) Highway and parking considerations

- 7.5 The access has served this unit for storage purposes for a number of years and the Development Engineer has not raised any concerns about the junction with Southleigh Road. 12 spaces have been proposed to serve the unit but the parking along the south side is only wide enough to take tandem parking. The building has a floorspace of 432 sq.m. so if limited to a B8 storage operation the standard would require only 5 spaces at 1;90 sqm. A suitably worded parking condition is therefore proposed to require a minimum of 5 spaces. If used so that only one space was provided to the south of the building (if tandem parking did not occur) then with the other four spaces the standard would be met. 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 I will raise these with the land/planning agent for the site.

8 Conclusion

- 8.1 It is considered that the proposed operation is acceptable subject to the conditions proposed.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/14/00137 subject to the following conditions

- 1 The building shall be used only for B8 storage and for no other purpose whatsoever within 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 adjacent residential property and having due regard to policies CS17 and CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework 2012.
- 2 The building hereby approved for B8 purposes shall, except to the extent expressly allowed for by conditions 3, 4 and 5 below, only be accessed by employees and visitors between the hours of 07.30 and 18.30 Monday to Friday and between the hours of 07.00 and 13.00 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 policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Only party hire equipment shall be erected, tested, cleaned and serviced in the area defined for such purposes in the application.
Reason: To control the development in the interests of the rural character of the area and the amenities of the adjacent residential property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework 2012.

- 4 The erection, testing, cleaning and servicing of party equipment shall only take place at the premises the subject of the application between the hours of 07.30 and 18.30 Monday to Friday and between the hours of 07.00 and 13.00 on Saturdays, and not at all on Sundays or recognised Public Holidays. No other equipment shall be erected, tested, cleaned, serviced, operated or stored outside the building.

Reason: To minimise the disturbance to neighbouring residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Outside of the hours detailed in condition 4 the only operations to take place are the delivery and collection of party equipment; such deliveries and collections to only take place between the hours of 13.00 and 18.00 on Saturdays and 08.00 and 12.00 on Sundays.

Reason: To minimise the disturbance to neighbouring residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No 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.

- 7 A minimum of 5 parking spaces shall be provided within the curtilage of the site and thereafter all of those spaces 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.

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

Bidwells letter of 6 February 2014
Site plan B.11.841g dated 05/02/2014
1:500 plan B.11.841e dated 11/2/2014

Reason: - To ensure provision of a satisfactory development.