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Date: 6 February 2014

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Dear Sir

**Unit 10 and land to the rear of Units 2, 3 and 4
Southleigh Farm, Southleigh Road, Havant PO9 2NX**

The enclosed application is for the change of 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.

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 and land which did not have formal planning consent following the lapse of previous applications.

Planning History

Application Ref.	Description	Decision	Conditions
07/55385/009	Renewal of permission 02/55385/004 for continued use for furniture storage	Approved 21.12.2007	Temporary consent until 31.12.2010
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 10. In effect the unit had consent for use as a storage facility from September 2002 until December 2010. The land currently used for the storage of containers does not have any planning history associated with it although the use has been in place for approximately eight years.

Proposal

The enclosed application is for the change of use of unit 10 to B1(c) light industrial. Unit 10 is occupied by Stephen Anthony Designs (SAD) who manufactures bespoke kitchens and furniture and are based in several of the units at Southleigh Farm. Unit 10 is used for the painting and finishing of products. SAD have been on site since 2001 with the current use of unit 10 starting in 2008. We are not aware of any concerns raised regarding the use since this date. This is a vital part of the process and needs to be able to



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be completed in buildings on site. The building is located to the rear of the site with the adjoining buildings being owned by my client. The proposed use would not have a detrimental effect on the surroundings and would not create noise or environmental concerns.

The furnace house is located to the side of the building and is a metal lean-to measuring approximately six foot by ten foot. The furnace is used to burn waste wood from the business which in turn produces heat to warm Unit 10 to aid the drying process.

The change of use of the land adjacent to unit 10 and to the rear of units 2, 3 and 4 for the storage of free standing containers and recycling skip in association with the occupation of one or more units will enable the current user, SAD, to continue to store products associated with their business. The containers are currently situated to the rear of units 2, 3 and 4 and are used to securely store kitchen appliances. As previously stated the containers have been in situ for approximately eight years with no concerns raised. The recycling skip is currently located adjacent to unit 10. The skip is changed approximately twice a year. SAD does not have a lot of waste that is stored as the wood is burnt through the furnace and any metal is sent elsewhere. There has been a skip on site since the business came to Southleigh Farm in 2001, with the size increasing in line with the business expanding. The applicant is happy that the use of the storage areas be linked to the occupation of one or more units so that it is not able to be let as a separate entity thus ensuring a further business on site is not created.

Access

Access to the unit will be from the road through the site which is accessed from Southleigh Road. 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.

The current occupier of unit 10, Stephen Anthony Designs, also occupies other units on the site and therefore workers park at these units. The current access to the unit is on foot through unit 1. This is acceptable for the current occupation set up but this would not be possible if the units were occupied separately. We therefore feel it is prudent to include within this application an area of designated car parking to the east of unit 10. This would ensure that there was sufficient parking on site should the occupiers change. Access would therefore be along the main road through the site to the rear of units 2, 3 and 4. It is thought that this area would accommodate six parking spaces which would give sufficient turning area as well.

Hours of Operation and Employment

It is proposed that the hours of operation be 7:30am to 6:00pm Monday to Friday and 8:00am to 12:00pm Saturday. The current occupier operates fewer hours than this but it is felt that it would be sensible to permit room for them to grow should they wish to and also to accommodate future uses. There is no requirement for working hours on a Sunday.

There is currently one full time employee in unit 10. As expected there will be more workers at some points due to movement from the other units but only one employee is employed specifically for the use of unit 10.

Unit 10 and land to the rear of Units 2, 3 and 4
Southleigh Farm, Southleigh Road, Havant PO9 2NX
6 February 2014
Page 3

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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