

Recommendation: **GRANT PERMISSION**

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS20	(Transport and Access Strategy)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))

DM3 (Protection of Existing Employment and Tourism Sites)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Planning Policy:

Promoting Havant Borough's Economy: 10 people are currently employed on this site. The proposal for a change of use from B1/B8 to B2 remains within the B use employment classes and the proposal for a change of use of the Havant Cabs office from B1 to Sui Generis will continue to provide 1 job within the borough. The intention of the applicant is to retain the 10 jobs that are currently provided on this site and therefore, Local Plan (Core Strategy) Policy DM3 does not apply in this instance.

The proposed retention of a whip radio aerial will assist the operation of Havant Cabs and is subsequently supported.

Caring for Our Borough: This proposal complies with Local Plan (Core Strategy) Policy CS17 as it is located within the existing urban area.

Policy Principle of Development: Approve

Economic Development:

Economic development strongly supports these change of uses. I have visited this site on several occasions and feel that it making a significant contribution to our employment sites by offering a range of accommodation to a varied range of businesses. The site is providing employment to a considerable number of people .

Environmental Health:

No adverse comments.

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: 8

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Impact on neighbouring residents
- (iii) Economic Considerations
- (iv) Traffic Impact

(i) Principle of development

7.2 The site is within the built up area and is a site with previous business use B1/B8. The proposed business uses are considered acceptable in principle subject to their impact on the surroundings including nearby residential uses.

(ii) Impact on neighbouring residents

7.3 The proposals relate to two uses and ancillary items.

7.4 The change of use of the main workshop building from B1/B8 to B2 use has already taken place. The B2 use is a vehicle maintenance workshop for A1 Recovery (crash recovery and vehicle repair/maintenance). Associated vehicles are also parked outside the unit, these include vehicles for repair and recovery trucks. This use has been operating at the site and the nature of the site and buildings are considered relatively self contained. Whilst there are residential properties to the west and north-west these are located on the opposite side of New Lane and in a relatively busy location adjacent to Havant railway station and level crossing. Environmental Health have confirmed that no noise complaints have been received and the proposals are considered to have an acceptable impact on residential amenity.

7.5 The main building also contains a B2 Carpentry Workshop. This operates within the building and is again relatively self contained.

7.6 A small taxi office is operated from 1 room of the first floor of the main building. This is operated by one person at a time and taxis are remotely operated. The use is considered acceptable and would not have an adverse impact on neighbouring residents.

7.7 Caravan storage and Scaffolding Solutions uses are considered consistent with the authorised use and are not part of this application.

7.8 The retention of the whip aerial is considered acceptable in the context of these industrial buildings.

7.9 2No. Air conditioner units are also included in the proposals and these are located on the north side of the workshop building and on the south side of the office building. These units are considered acceptable and are set off residential properties.

(iii) Economic Considerations

7.10 The uses the subject of this application are considered to make a significant contribution to employment within Havant and the proposals are supported by the Economic Development team. The uses also ensure that the buildings retain a viable use in this relatively prominent location.

(iv) Traffic Impact

7.11 The site has historically been used as Wessex plant and waste centre with servicing of

Wessex's own vehicles. Whilst the current proposals would continue to attract vehicular movements sometimes at unsociable hours it is not considered that these would be significantly different in number or type than has previously been the case. The site has reasonable access to the wider highway network and the proposals are considered acceptable in terms of highway impacts.

8 Conclusion

- 8.1 In conclusion, the proposed uses and physical items are considered acceptable in principle in this industrial location, the proposals would have limited and acceptable impacts on nearby residents and are supported in terms of the economy of the Borough. The uses are considered acceptable in terms of highway impacts.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/12/00749 subject to the following conditions:

- 1 The vehicle maintenance workshop shall be used only for vehicle repair and maintenance only, and for no other purpose whatsoever including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: To accord with the terms of the application and in the interests of the residential amenities of nearby residents having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Statement 2012.
- 2 The Taxi Office hereby permitted shall be used for administrative purposes only and at no time shall any driver visit the premises in the course of their business, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To accord with the terms of the application, in the interests of the amenities of the area and to restrict vehicle movements to the site in the interests of preventing congestion having due regard to policies CS16, CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and to the National Planning Policy Framework 2012.
- 3 No noisy or fume producing works shall take place to the vehicles associated with the vehicle maintenance and repair workshop hereby permitted excepting within the vehicle maintenance workshop area shown on drawing number 2.
Reason: To limit the extent of the parking area in the interests of amenity and to prevent unneighbourly activity taking place outside the building having due regard to policies CS16, DM10 and DM14 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
- 4 The aerial hereby permitted shall be dismantled and removed from the site within 1 month of the cessation of its use unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the satisfactory removal of redundant equipment in the interests of visual amenity having due regard to policy CS16 of the Havant

Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No public access shall be allowed into the premises for the purposes of applying for private hire services.

Reason: To accord with the terms of this application and in the interests of the amenities of the area and to ensure adequate car parking and having due regard to saved Policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Planning Statement

Location Plan

Site Plan Drawing No. 1

Floor Plans and Elevations Drawing No. 2

Reason: - To ensure provision of a satisfactory development.