

Planning statement for the former 'Wessex' site at 8 New Lane, Havant.

The planning application is for the following:

- 1 - Use of the existing workshop at as a Planning Class B2 use.
- 2 - Retention of two wall hung air conditioning condenser units.
- 3 - Retention of the 'Havant Cabs' whip type pole mounted radio aerial



Photograph 1 - Elevation of site from New Lane.

The existing use was the 'Wessex plant and waste centre' that had a planning consent for B1 (office) and B10 (storage) use and although there was any existing workshop within the main building with an inspection pit, it was used for the servicing of its own vehicles.

The ex storage area was combined with the workshop area to make one large vehicle maintenance workshop prior to 'A1 Recovery Ltd' taking over the site and its buildings, and now, this area is used totally as a Class B2 vehicle maintenance workshop and this application is for its retention as a B2 use..

On site there are two wall mounted air conditioning units, one on the reception building as illustrated in photograph 2 and the other on the north east corner of the office/workshop building as illustrated in photograph 3.
This application is for their retention.



Photograph 2 – Air condenser on the reception building.



Photograph 3 – Air condenser unit on the north elevation of the office/workshop building.



Photograph 4 – 'Havant Cabs' radio aerial.

Also on site there is a pole mounted whip aerial on the north east corner of the office/workshop building as illustrated in photograph 4. This aerial is used by 'Havant Cabs' and this application is for its retention.

With Regard to the small office used by Havant Cabs, it is used by one person who receives telephone messages and then relays them via a radio link to the various 'Havant Cab' taxis for action.

The taxi vehicles are either driver owned or driver leased and they operate within in the locality but as their instructions are via the radio link, they do not visit the site.

This operation was discussed with a member of the planning team and the decision reached was that this is a permitted under the existing B1 use.



Photograph 5 - Elevation of the site from Eastern Road.

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