PERMIT

SUPPORTING PLANNING STATEMENT

1 THE MEADOWS, WATERBERRY DRIVE, WATERLOOVILLE

PROPOSED CHANGE OF USE TO CLASS B1

PREPARED BY VAIL WILLIAMS LLP

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HAVANT BOROUGH COUNCIL
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1.00 INTRODUCTION

1.01 This planning statement supports a planning application proposing the change of use of the larger ('the front portion') of the two units comprising 1 The Meadows, Waterberry Drive, Waterlooville from its current use as a place of worship (Class D1) to Class B1.

1.02 The application follows pre-application advice provided by Mrs D Haywood by letter dated 3rd June 2010 (Ref: JEN/10/00163).

1.03 The proposal would result in the property reverting back to its originally consented B1 Use, there will be no external changes to the building and car-parking arrangements will remain unchanged from those allocated to the former B1 Use.

1.04 This statement describes the site and surrounding area, the planning history, the policies prevalent to this proposal and assesses the proposal against those policies.

2.00 SITE AND SURROUNDING AREA

2.01 The application site is number 1 The Meadows, one of four industrial buildings constructed together within the Brambles Farm Industrial Estate. The building is the first on the right as one enters to The Meadows and comprises a modern two-storey industrial building of 603 sqm with car parking to the front and side.

2.02 The building is currently occupied by the Calvary Chapel, a non denominational Christian Church.

3.00 PLANNING HISTORY

3.01 In May 1989 planning permission was granted for the four industrial buildings forming The Meadows for Class B1 Use (together with associated access road and car parking). (89/53129).

3.02 In November 1997 planning permission was granted for the provision of 8 new car parking spaces to the east side of 1 The Meadows. (97/58934/3).

3.03 In September 2008 planning permission was granted for the change of use of the front portion of 1 The Meadows from Class B1 to a place of worship. The planning application reference number was 08/58934/007. Conditions attached to the planning permission restricted the use to a place of worship only and required that the on-site parking spaces remain available for the use of the chapel.

3.04 The Cavalry Chapel occupied the building shortly after the grant of planning permission and provides the following services:-

- Sunday Morning Service at 10.30am;
- Sunday Evening Service at 6.30pm;
- Tuesday Evening Prayer at 7.30pm;
- Men's Prayer Breakfast Saturday at 8.30am

and organises other pastoral meetings/activities throughout the week.

3.05 Parking is provided on site and, through arrangement with adjoining office buildings, overflow parking is available off-site outside of office hours.

4.00 PLANNING PROPOSAL

4.01 The application proposes the change of use of the front portion of 1 The Meadows from the current D1 Use as a place of worship back to a Class B1 Use, the original use for which it was approved. The parking provision in the original 1989 planning permission as added to by the 1997 planning permission will remain unchanged.

4.02 There will be no external changes to the building, landscaping or these parking arrangements.

5.00 PLANNING POLICIES

5.01 The site falls within the Brambles Farm Industrial Estate and is surrounded by business uses. The existing building was previously in Class B1 Use and the grant of planning permission for the change from Class B1 to Class D1 was an exception to the normal policy of restraint contained in **Policy EMP6**.

5.02 The existing use of the property as a place of worship falls within Class D1 and as such is a community use and therefore **Policy CS1** of the adopted Local Plan provides the relevant guidance. This indicates that:-

> *"Loss of community buildings will only be allowed in areas where there is adequate provision in other accessible buildings."*

5.03 In order to address this policy it is necessary to demonstrate that there is an adequate provision in the area of the property of alternative places of worship. This requirement was confirmed in the pre-application advice received from Mrs D Haywood.

6.00 PLANNING ISSUES

6.01 The property the subject of this planning application was originally granted as one of four industrial buildings falling within Class B1. The property falls within the Brambles Farm Industrial Estate and is surrounded by other B1 buildings.

6.02 In February 2007 the property had fallen vacant and was marketed for the following 18 months by Vail Williams but no new business tenant could be found. Eventually in September 2008 a short term tenant was found in Calvary Chapel. In return for looking after the building and assuming responsibility for its outgoings the Church was allowed occupation at a concessionary rent. The occupation was always intended to be temporary until the market produced a new business tenant. The Church's rights of occupation were made subject to a rolling three months' notice and the property remained on the market as a business unit.

6.03 The continuous marketing by Vail Williams (a copy of the sales particulars is attached at Appendix 1) has now resulted in a business user wishing to occupy the building and therefore there is a need to return it to its original authorised use, which requires the submission of a planning application. (With the benefit of hindsight it would have been more appropriate perhaps for the Chapel's application to have been for a temporary change of use to a place of worship or one personal to Calvary Chapel in which event the present application would not have been necessary.)

6.04 Attached as Appendix 2 is an email from the pastor of Calvary Chapel. In it he confirms that the Chapel's occupation of the property was only ever intended to be temporary and that when their lease expires on 26 August 2010 the Chapel will be moving their place of worship to a new building in the Portsmouth Area.

6.05 Clearly the property is designed for B1 purposes and the external appearance, internal configuration, parking arrangements and its location within a business park all support its return to employment use. Indeed, as confirmed by the pre-application advice of Mrs D Haywood:

> *"The proposal to convert the unit from a church back to a B1 use in an existing business park is in keeping with Havant Borough Council's objectives of promoting the economy as set out in the Sustainable Communities Strategy and the pre-submission Core Strategy."*

6.06 However given that the change of use of the property to a place of worship falling within Class D1 has been granted the issue now arises in relation to potential conflict with **Policy CS1**. That policy indicates that such a change of use is acceptable only where adequate alternative provision is available. In this case that means the adequate provision of alternative places of worship.

6.07 In order to meet the requirements of **Policy CS1** a review of the availability of places of worship within a three mile radius of the application site has been undertaken. The findings of that review are attached as **Appendix 3** to this statement. The review indicates that there are 28 alternative places of worship within this three mile radius. The Local Plan provides no guidance as to "adequate" provision but the 28 locations referred to above, comprising churches of differing sizes, locations and denominations, is considered a more than adequately provision.

6.08 Given the findings set out above the proposal is considered to address and meet the requirements of **Policy CS1** such that there is no conflict with the policy.

7.00 CONCLUSIONS

7.01 The proposed change of use will enable the building to revert to its originally approved use.

7.02 The proposal will result in no external changes to the building or changes to the parking arrangements.

7.03 The existing D1 Use was envisaged as a short term occupation during the period when the building would otherwise have been vacant.

7.04 Continuous marketing of the site for business purposes has resulted in a business user being found who wishes to occupy the building for B1 purposes. This would be an appropriate use within the business park, compatible with its immediate neighbours and suited to this building.

7.05 Calvary Chapel will be vacating the property on 28 August 2010 and moving to alternative accommodation in the Portsmouth Area.

7.06 It has been demonstrated that there is adequate provision of places of worship in other accessible buildings in the vicinity of the property such as to satisfy **Policy CS1**.

7.07 The proposal will enable the property to revert to the use for which it was originally granted planning permission and will bring a new business to occupy a suitable building within the business park as a result of a prolonged period of marketing.

APPENDIX 1

SALES PARTICULARS

(paragraph 6.03)

INDUSTRIAL/WAREHOUSE PREMISES

To Let

Unit 1 The Meadows, Waterberry Drive, Waterlooville, Hampshire, PO7 7XX

Vail Williams
023 9220 3200
vailwilliams.com

Key features:

- Prominent location
- Modern industrial premises
- 5.18m eaves
- Two-storey offices

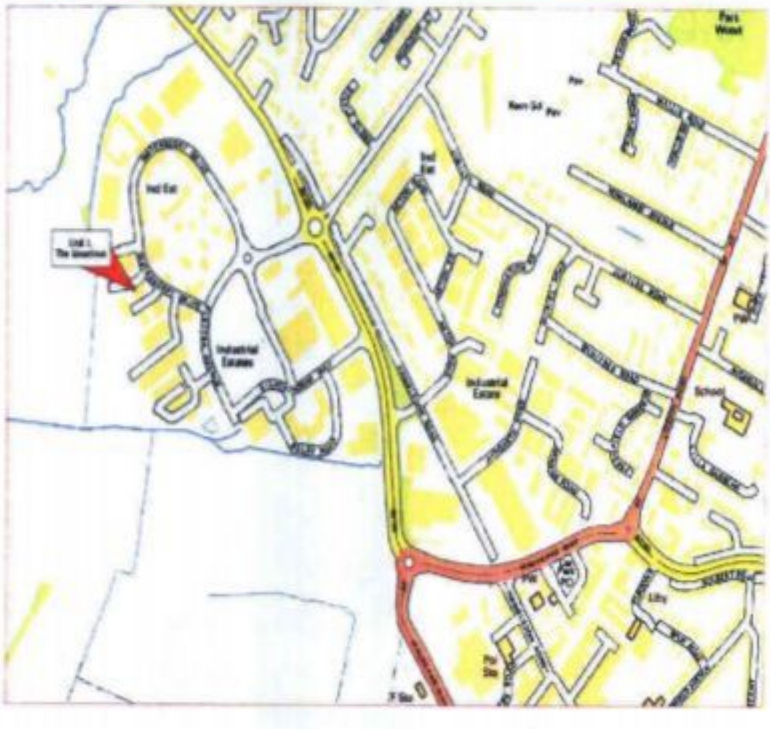


5,217 SQ FT (484.67 SQ M) GROSS INTERNAL AREA

Location

The premises are located at the junction of Waterberry Drive and The Meadows. The Meadows was constructed in the late 1980's and comprises four detached factory/warehouse buildings in a landscaped environment.

The A3(M) Portsmouth to London road is about 2 miles from the property via the dual carriageway town centre bypass. Portsmouth City Centre and Continental Ferry Port are both approximately 8 miles from Waterlooville.



Description

The property comprises a modern detached industrial unit part of which is occupied by the Environment Agency. The premises are of steel portal frame construction with brick and block elevations to 3m and internally lined profiled steel cladding above. The two-storey offices are located to the front of the premises and provide a prominent front elevation feature of double glazed tinted curtain walling.

APPENDIX 2

CALVARY CHAPEL EMAIL

(paragraph 6.04)

1 The Meadows

From: **Ron Matsen** (ron@matsen.co.uk)
Sent: 30 June 2010 16:03:46
To: 'Michael Yeomans' (mjgyeomans@hotmail.com)

Dear Mr Yoemans,

This email confirms our understanding concerning the use of the above referenced property. According to our letting agreement with you, Calvary Chapel would temporally occupy this premises as a place of worship until the end of our lease period. As our lease is now to end on 26 August 2010, Calvary Chapel is pleased to inform you that we will be moving our place of worship to a new building in the Portsmouth area.

Again, on behalf of Calvary Chapel I would like to take this opportunity to thank you for helping us by allowing us the flexibility to temporarily occupy 1 The Meadows as our place of worship. I trust that your new tenants will be as satisfied with their working relationship with you as we have been over this past 18 months.

With warmest regards,

Ron Matsen
Calvary Chapel Portsmouth

APPENDIX 3

PLACES OF WORSHIP

(paragraph 6.07)

SITE
Calvery Chapel
1 The Meadows, Waterberry Drive, Waterlooville, PO7 7XX

St George's Church Waterlooville
Saint Georges Walk, Waterlooville, PO7 7TX
Distance: 0.55 miles

St George The Martyr C Of E Church
5 Deanswood Drive, Waterlooville, PO7 7RR
Distance: 0.66 miles

Christ Church Portsdown C Of E Church
1 London Road, Waterlooville PO75AT
Distance: 0.67 miles

Parish Church Of St John The Baptist
368 London Road, Waterlooville, PO7 7SY
Distance: 0.72 miles

Sacred Heart R C Church
London Road, Waterlooville, PO7 7SR
Distance: 0.80 miles

Waterlooville Baptist Church
368 London Road, Waterlooville, PO7 7SY
Distance: 0.80 miles

Hart Plain C Of E & Methodist Church
59 Hart Plain Avenue, Waterlooville, PO8 8RG
Distance: 0.80

Cowplain Evangelical Church, Waterlooville
Durley Avenue, Cowplain, PO8 8XA
Distance: 1.17 miles

Living Waters Fellowship
Kite Close, Waterlooville, PO8 9UJ
Distance: 1.29 miles

Denmead Baptist Church
51 Anmore Road, Waterlooville, PO7 6NW
Distance: 1.42 miles

St Wilfrid's C Of E Church
Padnell Road, Waterlooville, PO8 8DZ
Distance: 1.50 miles

All Saints C Of E Church
The Vicarage, Ludcombe, Waterlooville, PO7 6TL
Distance: 1.74 miles

The Church of The Good Shepard
Crookhorn Church Centre/Crookhorn Lane, Waterlooville, PO7 5QB
Distance: 1.78 miles

Cowplain Evangelical Free Church
Durley Avenue, Waterlooville, PO8 8XA
Distance: 2.00 miles

St Clares C Of E Church
Strouden Court Precinct, Havant, PO9 4JX
Distance: 2.13 miles

Horndean Baptist Church
15 Catherington Lane, Waterlooville, PO8 9HS
Distance: 2.24 miles

St Michael & All Angels R C Church
437 Dunsbury Way, Havant, PO9 5BD
Distance: 2.54 miles

St Edmund R C Church
5 Orchard Close, Waterlooville, PO8 9LL
Distance: 2.55 miles

Bedhampton Methodist Church
Hulbert Road, Havant, PO9 3TF
Distance: 2.55 miles

St Francis Church
St Francis House, Riders Lane, Havant, PO9 4QT
Distance: 2.66 miles

St Andrew's C Of E Church
Havant Road, Farlington, Portsmouth, PO6 1AA
Distance: 2.69 miles

Drayton Methodist Church
282 Havant Road, Drayton, Portsmouth, PO6 1PA
Distance: 2.70 miles

Cosham Baptist Church
Havant Road, Cosham, Portsmouth, PO6 2QZ
Distance: 2.79 miles

Calvary Chapel
9 Horndean Precinct, Horndean, Waterlooville, PO8 9LA
Distance: 2.80 miles

St Thomas Church
The Rectory, Bidbury Lane, Havant, PO9 3JG
Distance: 2.87 miles

Wymering Community Centre
6th Avenue, Portsmouth, PO6 3PD
Distance: 2.9 miles

St Peter & St Paul C of E Church
Wymering Vicarage, Medina Road, Portsmouth, PO6 3NH
Distance: 3.00 miles

Leigh Park Baptist Church
Stockheath Road, Havant, PO9 5NT
Distance: 3.00 miles