Development Control
Civic Offices, Leigh Road
Eastleigh SO50 9YN
Tel: 023 8068 8264
www.eastleigh.gov.uk
Office Hours:
Monday to Thursday 8.30am - 5pm
Friday 8.30am - 4.30pm

**For office use only**

Application Number:

Date Valid:

Officer:

EASTLEIGH BOROUGH COUNCIL

# Application for Planning Permission.
# Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

## 1. Applicant Name, Address and Contact Details

Title: Mr | First name: James | Surname: Bell

Company name:

Street address: Little Croft, Jermyns Lane, Ampfield

Town/City: Romsey

County: Hampshire

Country:

Postcode: SO51 0QA

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | | |
| Mobile number: | | | |
| Fax number: | | | |

Email address:

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

## 2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

Our intention is to house four small businesses within Factory 2, Phoenix Park. One business specialises in carpentry and is the current occupier of the property under a licence, however is at risk of not operating out of the premises due to the property being much larger than required. The second is a company that prepares race vehicles (Racing Perfection), the third is a new start up that is to specialise in the building and restoration of classic cars and is to be set up by the owner of Racing Perfection. The fourth company is a small accountancy firm (Bell & CO). Both Bell & Co and Racing Perfection are currently based in Romsey and the link is they are father and son owned. The move for both these companies and the initiation of the new start up is dependant on authorisation of the change of use. The reason for sharing the space within the premises is due to each company not being sufficiently large to occupy the space on their own and provides the opportunity for the carpentry business to continue operating in the unit. In addition to this it provides ease and efficiency benefits to overall management/supervisory aspects of running the businesses, which is fundamental for all the newly entering companies for continuing function and development of the businesses within this very difficult economic time.
Our understanding from Pre-Application advice is that Racing Perfection Ltd and the start up company will operate within the current B2 usage, however Bell & Co will require A2 as it is a professional service. In addition our understanding is that our intended use and plans are in line with the specified redevelopment parameters and intentions set out in section 56.BE of the councils redevelopment criteria for the Barton Park Estate. This is due to the unique nature of each of the companies, the inclusion of a start up firm and the development of high quality and high tech offices and facilities within the unit. In addition to this the acceptance of planning for the A2 usage, which will enable the companies involved to make the move as detailed above, will result in three businesses coming into the Eastleigh area, one being a new start up company. The move will also provide the opportunity for the businesses to either expand or operate for the first time and as a result will require additional staff with one full time position and around two part time positions being created. The new start up is expected to also become involved in an apprenticeship scheme within the local area.
The way in which the companies are intending to or currently operate will result in very little increase in traffic to the local area due to the small size of the companies and low visitor traffic requirements. Bell & Co only has on average 3 to 5 visitors a week and Racing Perfection and the new start up do not require visitors to operate, however for any visitors to the unit there is 12 car-parking zones specifically allocated to the unit. The premises are also in easy reach of the train and bus stations in the city centre with good access for pedestrians, cyclists and motorists.
The A2 use will operate on normal 8:30 to 17:45 hours with virtually all visiting clients appearing within the 09:30 to 16:30 period, thus there should be very little if any additional strain on rush hour traffic.
Finally the nature of the new businesses requires that as they grow we will need to substantially upgrade the fabric and decorative status of this currently officially "substandard" building. The improvements will have to come over the next two to four years, but will significantly benefit not only the working conditions and image of the businesses, but will help the overall appearance of the estate.

Has the building, work or change of use already started? ○ Yes ◉ No

## 4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name: Factory 2

Street address: Phoenix Park

Chickenhall Lane

Town/City: Eastleigh

County: Hampshire

Postcode: SO50 6PQ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 446222

Northing: 118922

Description:

## 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: Caroline Surname: Thomas

Reference: Q/13/72146

Date (DD/MM/YYYY): 30/04/2013 (Must be pre-application submission)

Details of the pre-application advice received:

That the car restoration/race team would fall under the current B2 use and that therefore no change of use would be required, but that the Accountancy firm would require A2 usage and that this would require a change of use application.

## 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

## 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

All non sewage waste will be collected and separately disposed of off site by specialised disposal agencies as required and as appropriate to their nature. This is expected to include waste paper which has to be disposed of by certified destruction due to the data protection regulations. Motor oils and lubricants will be saved and removed by approved agents, and saw dust and wood scraps will be collected and either provided for recycling or destruction as appropriate.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Very limited recycling opportunities, but those which are economically viable will be persued.

## 8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

## 9. (Materials continued)

**Walls - description:**

Description of *existing* materials and finishes:

No changes to any existing external walls or roof.

Description of *proposed* materials and finishes:

**Windows - description:**

Description of *existing* materials and finishes:

To be repaired.

Description of *proposed* materials and finishes:

**Doors - description:**

Description of *existing* materials and finishes:

To be retained as they are.

Description of *proposed* materials and finishes:

**Boundary treatments - description:**

Description of *existing* materials and finishes:

No changes

Description of *proposed* materials and finishes:

No changes

**Vehicle access and hard standing - description:**

Description of *existing* materials and finishes:

Tarmac and paving - no changes

Description of *proposed* materials and finishes:

**Lighting - add description**

Description of *existing* materials and finishes:

No build

Description of *proposed* materials and finishes:

**Others - description:**

Type of other material: No build

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|---|---|---|---|
| Cars | 14 | 14 | 0 |
| Light goods vehicles/public carrier vehicles | 1 | 1 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Cycle spaces | 0 | 0 | 0 |
| Other (e.g. Bus) | 0 | 0 | 0 |
| Short description of Other | | | |

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ○ Unknown

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☒ Main sewer
- ☐ Pond/lake
- ☒ Soakaway
- ☐ Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

## 14. Existing Use

Please describe the current use of the site:

Carpentry - production of doors and windows

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

## 15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ◉ Yes ○ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

A very limited amount of used engine and gearbox oil. To be retained in metal containers and delivered to approved disposal sites daily.

## 17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

## 18. All Types of Development: Non-residential Floorspace (continued)

| Use class/type of use | | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|---|---|---|---|---|---|
| A1 | Shops Net Tradable Area | 0.0 | 0.0 | 0.0 | 0.0 |
| A2 | Financial and professional services | 0.0 | 0.0 | 46.5 | 46.5 |
| A3 | Restaurants and cafes | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 | Drinking estabishments | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 | Hot food takeaways | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (a) | Office (other than A2) | 28.0 | 0.0 | 0.0 | 0.0 |
| B1 (b) | Research and development | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (c) | Light industrial | 0.0 | 0.0 | 141.7 | 141.7 |
| B2 | General industrial | 418.8 | 188.2 | 0.0 | -188.2 |
| B8 | Storage or distribution | 0.0 | 0.0 | 0.0 | 0.0 |
| C1 | Hotels and halls of residence | 0.0 | 0.0 | 0.0 | 0.0 |
| C2 | Residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D1 | Non-residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D2 | Assembly and leisure | 0.0 | 0.0 | 0.0 | 0.0 |
| Other | Please Specify | 0.0 | 0.0 | 0.0 | 0.0 |
| | Total | 446.8 | 188.2 | 188.2 | 0.0 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|---|---|---|---|---|

## 19. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|---|---|---|---|
| Existing employees | 0 | 0 | 0 |
| Proposed employees | 3 | 2 | 4 |

## 20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

| Use | Monday to Friday Start Time | Monday to Friday End Time | Saturday Start Time | Saturday End Time | Sunday and Bank Holidays Start Time | Sunday and Bank Holidays End Time | Not Known |
|---|---|---|---|---|---|---|---|
| A2 | 8.45 | 18.00 | | | | | ☐ |
| B1C | 8.30 | 17.30 | | | | | ☐ |
| B2 | | | | | | | ☒ |

## 21. Site Area

What is the site area? 446.75 sq.metres

## 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

At the start the only new machinery to be installed is a vehicle hoist. In due course it is possible that a paint spraying booth will be installed in which case full ventilation and filtration systems will be included as required.

Is the proposal for a waste management development? ○ Yes ◉ No

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

## 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

(•) The agent ( ) The applicant ( ) Other person

## 25. Certificates (Certificate B)

**Certificate of Ownership - Certificate B**
**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

| Notice recipient | Date notice served |
|---|---|
| Name: Mr. & Mrs. S. Copping<br>Number: Suffix:<br>Street: Bow Lane<br>Locality: Winchester Hill<br>Town: Romsey<br>Postcode: SO51 7ND | 13/02/2013 |

Title: Mr First name: James Surname: Bell

Person role: Applicant Declaration date: 24/04/2013 ☒ Declaration made

## 25. Certificates (Agricultural Land Declaration)

**Agricultural Land Declaration**
**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: James Surname: Bell

Person role: Applicant Declaration date: 24/04/2013 ☒ Declaration Made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 24/04/2013