MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/14/75443

DESCRIPTION/	Change of use from car wash (sui generis) to light industrial (class B1(c)) including ancillary storage and office accommodation
ADDRESS	Unit 1a, Dutton Lane, Eastleigh, SO50 6AA

SITE VISIT DATE	30/12/14 SN posted 18/11/14
ARE PLANS ACCURATE?	Yes, although the plans say existing, these were accepted as the internal layout and elevations will not change.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the change of use of an existing car wash to a light industrial with ancillary storage and office accommodation
SITE AREA	
RESIDENTIAL DEVELOPMENT DENSITY (NET)	• NA
TOPOGRAPHY	• Slight upward incline
TREES	• No trees on site
BOUNDARY TREATMENT	• fencing
SITE CHARACTERISTICS	• The site contains a large industrial unit which has been sub-divided into two units, one which is occupied by a vehicle repair centre • The unit has offices • There is ample parking around the site
CHARACTER OF LOCALITY	• The immediate surrounding area contains a mix of residential and industrial type uses • On Dutton Lane there is a large amount of residential properties with a car park at the top north west corner of Dutton Lane

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72643	Change of use from B2 (General Industry) to Sui Generis (Car Wash/ Valeting)	Granted 30/8/2013
Z/13588/020/00	Internal alterations to accommodate increased office space and installation of two windows in north elevation	Granted 13/8/1999
Z/13588/021/00	Change of use for the sale and servicing of motor cycles	Granted 19/7/2001
Z/13588/013/00	Sub division of car hire premises to include light industrial or warehouse purposes	Granted 10/4/1990
Z/13588/00B/00	Use of part of building as depot for storage, distribution and fitting of vehicle fitments	Granted 24/10/77
Z/13588/00A/00	Warehouse with ancillary offices	Granted 14/9/1976

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
33 Dutton Lane	Boundary fencing, building and car park should be improved and maintained. Traffic movement from office use should off set the vehicle movement from the car wash.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Planning Policy	No objection
Environmental Health	No objection
Transport policy and engineers	No objection, no developer contributions required.
CRE	No objection
Biodiversity	No objection. However, the application is within 200m of the River Itchen SAC and triggers a requirement to complete undertake HRA screening. Given the location of this development (on the edge of the 200m HRA zone and within the urban area) and the nature of the application (change of use) I suggest that the only issue to consider is water quality. Potential adverse water quality effects during operation would usually be addressed by careful design of the drainage system. During construction this is usually addressed by adherence to a construction management plan and utilisation of standard pollution control guidance. Including these controls via

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	conditions should be considered.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Adjacent Site of Special Scientific Interest Adjacent Local Nature Reserve Adjacent to HRA Screening Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) saved policies 25 NC, 59.BE, 117E, 121.E
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM5, DM7 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance: Biodiversity (2009)

CHARACTER APPRAISAL AREA

NA

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, nature conservation, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

These will be discussed in the report.

COMMENT ON REPRESENTATIONS RECEIVED

These will be discussed in the report.

PLANNING OBLIGATION/CONSIDERATIONS

NA

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Principle

The site is located within the urban edge and is bound by residential and industrial properties, and is located within a medium/high accessibility area and is on a bus route, with relatively good pedestrian and cycle links to nearby facilities.

The premises were previously used as a B1(c) office from 1990 to 2013, where planning permission was given for car wash/valeting business. The car wash is due to cease and a local company S&T Cover Ltd who are specialists in railway signalling, offering project support services to maintenance, renewals and project groups, owing to growth of their business have the need for additional space. The unit is close to their current operation and offers the size and space needed by the company.

The proposal is considered acceptable as it would be reverting back to its previous B1(c) use. 18 staff will be employed at the unit, though it is no known whether this would be all new staff, there is no doubt that such a use will provide employment opportunities to residents of the borough.

Thus the proposal would accord with saved policies 117.E and 121.E of the Eastleigh Borough Local Plan Review.

Saved policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

A neighbour has commented that the traffic from the proposed use would off set the level of traffic which resulted from the car wash. The neighbour has also commented that the boundary fencing, building and car park should be improved and maintained. As the application is seeking to revert back to its previous use, and would not result in any building works, it is not considered appropriate or necessary to request such works.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Planning policy have raised no objection as the proposal is in accordance with policy.

Trees have no objection as no trees would be affected. Environmental health have not raised any objection to the proposal on the basis that no groundworks would be required.

Highways have also raised no objection, and have confirmed that no developer contributions are required. The provision of cycle storage was questioned and the agent has confirmed that the unit is able to provide such provision inside which the head of transportation and engineering are satisfied with.

Nature conservation

No objection has been raised by the biodiversity officer though it has been raised that the application is within 200m of the River Itchen SAC and triggers a requirement to complete undertake HRA screening. Further to this the officer stated that, given the location of this development (on the edge of the 200m HRA zone and within the urban area) and the nature of the application (change of use) I suggest that the only issue to consider is water quality. Potential adverse water quality effects during operation would usually be addressed by careful design of the drainage system. During construction this is usually addressed by adherence to a construction management plan and utilisation of standard pollution control guidance. Including these controls via conditions should be considered.

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact. The agent has confirmed that the car wash had interceptors fitted to avoid any contamination of ground water or water courses, as part of a licensing agreement.

OTHER MATERIAL CONSIDERATIONS

Also of relevance Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The change of use from car wash (sui generis) to light industrial (class B1 (c)) including ancillary storage and office accommodation, represents a suitable use of the unit which would not be detrimental to the surrounding area in accordance with Eastleigh Borough Local Plan Review (2001-2011) saved policies 25 NC, 59.BE, 117E, 121.E, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM5, DM7, and the Supplementary Planning Guidance: Biodiversity (2009).

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