MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/10/68308

DESCRIPTION/ ADDRESS	Change of use from storage and distrubution (B8) to business (B1b and B1c) general industrial (B2) and storage and distrubtion (B8) Unit 1 Barton Farm Chickenhall Lane Eastleigh SO50 6RP

SITE VISIT DATE	4.2.11			
ARE PLANS ACCURATE?	x	Yes		
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	x	Yes		

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Change of use of unit 1 from storage and distrubution (B8) to business (B1) general industrial (B2) and storage and distrubtion (B8)					
SITE AREA	1623.4sqm					
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A					
TOPOGRAPHY	x	Level		Sloping …..		Other …
TREES	x	No		None affected by application		
BOUNDARY TREATMENT		Mixture of wall, close boarded fencing, and mesh fencing to a height of approximately 1.8m. Some low shrubland and trees on SW and SE boundaries				
SITE CHARACTERISTICS	Large warehouse, sub-divided into 3 units, unit 1 being the largest. Office space fronts Chickenhall Lane with a large parking/service area to the rear					
CHARACTER OF LOCALITY	The property is part of the Barton Park industrial estate. The area is fairly mixed with a number of uses, including residential properties to the south west of the site.					

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/56072	Change of use of units 1,2,3 and 4 Deacon Trading Estate to B1, B2 and B8 and external alterations (red line went round but did not permit any change to app site)	Permitted 2006
Z/14014/004	Change use of MOT centre to warehouse and assembly servicing with associated offices	Permitted Aug 1985
Z/14014/003	Change of use from Class 10 (warehousing) to Class 3 (light industry)	Permitted Sept 1984
Z/12126/000	Outline: Warehouse units	Permitted July 1971

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HPP	No objection
ENG	No objection in principle. HCC Parking standards are conformed to under the accessible site category for the highest level user - B1 -in terms of vehicle parking, however a provision of cycle parking - 9 spaces - should be provided as a condition of the change of use proposal to bring the site up to acceptable standards. Other aspects of highway concern - access / vivibility - remain unchanged. I note that the generic B1 use has previously been accommodated on-site, and as such this application is simply a reversion to a former use. Unfortunately there was no information in the consultation pack supplied previously to suggest this was the case. In light of this however, I will no longer require developer contributions for the application. Request a plan of the parking/servicing arrangements so that retention of parking can be conditioned. There are parking charges tobe introduced for on street parking in Chickenhall Lane within the next couple of months, so it is important that parking schemes relating to each unit are agreed.
HEH	Located approximately 15m from the boundary of nearby residential properties. This application does not provide any details with regards to the type of Industry that will accommodate the development site or any details of the associated machinery. The use class B2 can encompass a wide range of activities and there is potential for noise to impact on the neighbouring residential properties. I therefore recommend that the following condition is imposed: NS07 HOURS OF WORKING (INDUSTRIAL) No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times 07:00-19:00 Monday- Saturday nor at any time on Sundays, Bank or Public Holidays.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Adjacent to an Established Residential Area Employment site

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE (Development Criteria), 101.T (Infrastructure Contributions), 104.T. (Parking), 117.E (existing Employment Areas)
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Draft Supplementary Planning Document: Planning Obligations

CHARACTER APPRAISAL AREA

None

SPECIAL POLICY AREA

None

PLANNING POLICY GUIDANCE / STATEMENT

PPS - 1 Delivering Sustainability
- 1 Planning and Climate Change Supplement

POLICY COMMENTARY

The above policies 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

x	See below		HEH – Comments noted and condition NS07 added, as requested. ENG – Plan for parking spaces/service area/parking for 9 cycles has been provided

COMMENT ON REPRESENTATIONS RECEIVED

x	See below		None

PLANNING OBLIGATION/CONSIDERATIONS

Generic B1 use has previously been accommodated on-site, and as such this application is simply a reversion to a former use therefore no contributions are required.

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."

The application site is within an existing employment site where B1b, B1c (business), B2 (general industrial) and B8 (storage and distribution) uses are acceptable.

The unit was originally designated as a B8 use and through the years has had various use class changes. The immediately adjacent units which were subject to the original permission Z/12126/000 and have subsequently been known as units 1-4 Deacon Trading Estate have recently been granted permission for a change of use to B1, B2, and B8, very similar to what is being proposed by this application.

The proposed change of use is considered to comply with Local Plan Policies 117.E and 118.E in that the change of use retains the employment use on the site and does not adversely affect the employment base – in fact it improves the potential choice of employment in the local area and does not reduce the range and variety of premises or sites available for employment purposes

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

within the local area.

The change of use will have no impact on the appearance of the unit or upon the character of the industrial area.

Light industry in principle is acceptable in residential areas. It is considered that the business/ industrial use will not result in any significant additional disturbance to nearby residential dwellings over and above that of the industrial area or the adjacent units which have the benefit of a similar permission. The recommended condition regarding operating hours has been added to ensure that any impacts on neighbouring properties is, as far a possible is controlled.

Engineers requested a plan detailing the parking/servicing arrangements and 9 cycle parking spaces and this has now been provided. A condition has been added to the decision to provide and retain the parking/servicing areas to satisfy policy 104.T. (Parking).

The proposal is considered to comply with relevant Development Plan policies.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

In view of the above this application is recommended for approval.