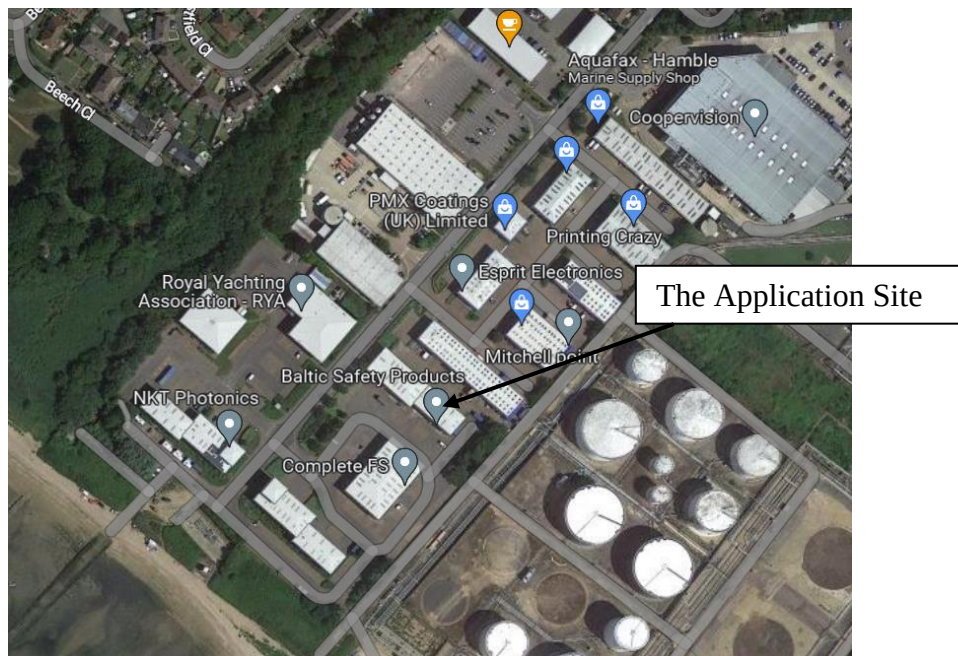


Planning Statement
in support of an Application
for the change of use of the Ground Floor
of Unit 6, Compass Point, SO31 4RF
to storage and light industrial

Applicants – Montacute Investments Ltd



BJC Planning

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CONTENTS

- 1.0 Introduction**
- 2.0 Description of the Site**
- 3.0 Planning History**
- 4.0 The Development Proposed**
- 5.0 Planning Policy**
- 6.0 Planning Appraisal**

DOCUMENTS PROVIDED

Location Plan

Site Plan

Ground Floor Plan of Building

1.0 Introduction

- 1.1 The application seeks to allow the use of this industrial building, situated on a small industrial estate, to revert to the use for which it was first permitted.
- 1.2 It is understood that planning permission was first granted approximately 20 years ago for the development now known as the Ensign Way Business Park to be laid out and the buildings used for B1 and B8 purposes.
- 1.3 The application building was used for this purpose for many years, with offices on the first floor and a mix of offices and storage on the ground floor, but in March 2020 planning permission was granted to change the use of a large part of the ground floor (approximately 46m²) to a 'studio theatre'. The theatre company already used parts of the building for storage and as offices, and permission was deemed necessary to allow the company to use part of the ground floor to educate young people about the theatre, including rehearsing performances in the ground floor space and also using this space for running theatre workshops. The use was described as D1 (now class F1).
- 1.4 The theatre company have now vacated the site, and there is a need for planning permission to revert to the use previously permitted.
- 1.5 The application relates only to that part of the ground floor for which an alternative (theatre) use was permitted in 2020
- 1.6 Although the application relates specifically to one part of the ground floor, the details provided in relation to floor areas, parking and employees relate to the whole site.

2.0 Site Description

- 2.1 Ensign Way Business Park comprises a small industrial estate of modern small units, situated on the north east side of the Hamble Estuary and adjacent to the oil storage facilities. No 6 is part of a terrace of similar buildings, with a

façade built mainly of brick and the roof of profiled metal cladding. (see photo 1 below).

- 2.2 The ground floor includes an entrance door for personnel, plus a roller shutter door that leads directly into the ground floor storage/workshop space. To the side of this is a staircase leading to open plan offices on the first floor. The building provides approximately 90m² of gross floorspace on each level.



Photo 1 (courtesy of Google mapping) showing the application site.

- 2.3 To the front of the unit is an open area for parking, with three spaces immediately to the front of the unit.

3.0 Planning History

- 3.1 It is unclear exactly when planning permission was granted for this unit, but planning permission was granted for many of the units on Ensign Way in the early 2000s, with the buildings permitted for uses within Use Classes B1 and B8. Various planning permissions exist with a base number of 30439, but with the application details not available on the EBC web site. Class B1 is now part of Class E.

- 3.2 In 2020 permission was granted specifically to Unit 6, for the use of part of the ground floor to be used as a studio theatre by a local theatre company. The permission related to a large part of the ground floor, but was restricted to specific activities and also personal to the applicants. As the permission

granted did not stipulate what should happen when that use ceased, a further planning permission is required for any other use of this space.

4.0 The Development Proposed

- 4.1 The applicants own the building and wish to be able to let it to an new occupier, and most likely for a business designing and assembling small electronic components. Hence permission is needed that will allow the first floor to be used as offices/design space and the ground floor as storage and workshop space. Component parts will be delivered by small 'transit' or similar vans and assembled components will be dispatched in a similar way. It is unclear at this stage how many employees will be involved, but likely to be about 10.
- 4.2 Given that the original building had a permitted use for B1/B8 purposes, no further permission is required to use the first floor and part of the ground floor as proposed, but permission is required to change that part of the ground floor that now has a permitted use as a 'studio theatre' back to the use first permitted namely B1 (now Class E (g)).
- 4.2 In brief the use proposed is in accord with the purpose for which this building and others was first permitted (B1and B8), and similar to that for many of the adjacent units. The use would now be regarded as a use within Class E (g).

5.0 Planning Policy

- 5.1 The Eastleigh Borough Local Plan 2016-2036 was adopted in April 2022. Not surprisingly, the site is simply identified as an existing employment site on the interactive map.

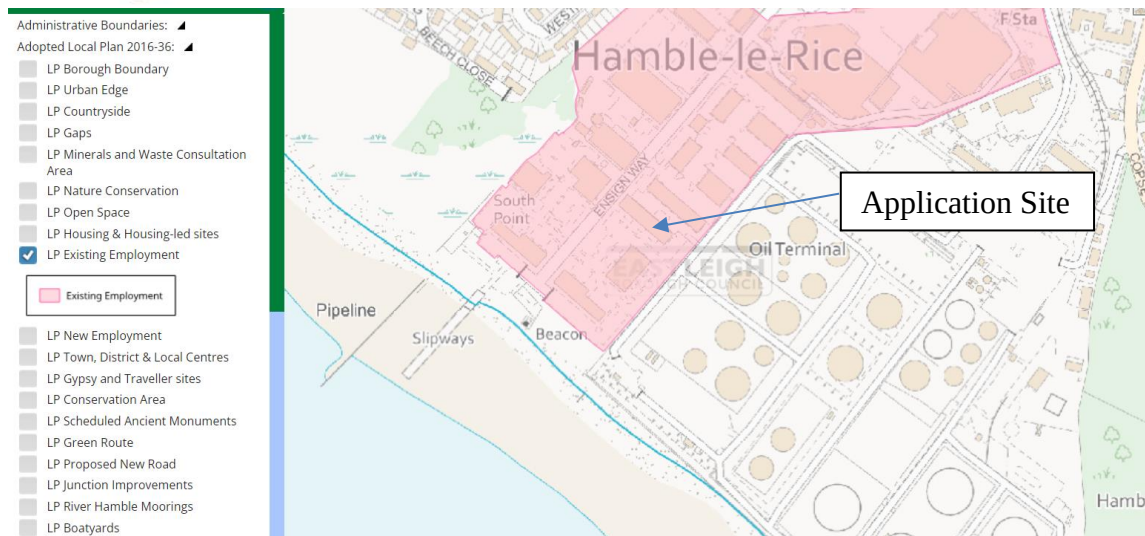


Figure 2 – extract from the EBC Interactive Map

5.2 Policy DM 15 (section 1) of the Local Plan advises:-

Policy DM15, Safeguarding existing employment sites

1. The major existing employment sites as identified on the policies map shall be retained predominantly in employment use classes B2, B8 and E(g). Within these sites the Borough Council will permit:

- a. the redevelopment and intensification of use of sites for Use Class B2, B8 and E(g)(ii)/(iii) employment uses;
- b. changes of use between use classes B2, B8 and E(g)(ii)/(iii); and
- c. workforce training opportunities as defined in policy DM16 below;

subject to the general development criteria and transport policies of this Local Plan including the impact on residential areas.

5.3 Hence the policy seeks to retain the employment units at Ensign Way in employment uses. The use proposed is one such use. The site is part of this allocated employment site and not adjacent to any residential properties.

6.0 Planning Appraisal

6.1 The majority of the building has retained its permitted use for B1 purposes but this now excludes approximately 46m² of the ground floor due to the planning permission that was granted in 2020. The application seeks to revert this are

to the permitted use, and hence for the building as a whole to be occupied for employment purposes.

- 6.2 The use proposed (for design, storage and assembly purposes) accords with the uses permitted when these units were built and now accords with policy DW15 of the Local Plan. It will allow the rear part of the ground floor to be used for the same purpose as the extant permitted use for the first floor and residual part of the ground floor. Hence there is no objection to this use in this location. Permission is only needed due to the restricted planning permission granted in 2020 for one part of the building, and which was personal to that applicant at the time. This permission did not specify that the building revert to its previous use once the theatre use ceased.
- 6.2 There is no reason for planning permission to not be granted.