



BJC PLANNING

Planning Statement

Change of Use, modification to External Elevations and Siting of
Storage Container Units at

Unit 4 Trafalgar Close,
Chandlers Ford, SO53

For Sentry Self Storage Ltd

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1.0 INTRODUCTION

- 1.1 This statement supports an application to change the use of Unit 4 from gymnasium to a storage use. The application also proposes the addition of cladding to part of the building and the siting of storage containers along the north-east elevation.
- 1.2 The statement commences with a site description, provides an account of the planning history and considers planning policy. There is then an analysis the proposed development and matters of design and access which relate to the proposal.

2.0 SITE DESCRIPTION

- 2.1 The application site is situated in the Chandlers Ford Industrial Estate to the west of Bournemouth Road, Chandlers Ford.
- 2.2 The northeast elevation of Unit 4 fronts Trafalgar Close and a part of the southeast elevation fronts School Lane. The remainder of Unit 4 adjoins the existing Sentry Self Storage premises which front School Lane.
- 2.3 The building is a two storey brick built industrial unit with windows facing onto Trafalgar Close. The existing roof is profiled metal sheeting.
- 2.4 In front of the northeast elevation is a surfaced car parking area. This is served by a central access point leading onto Trafalgar Close. The access is secured by metal fencing and gates. The boundaries of the site facing Trafalgar Close are planted with a substantial mixed hedge.
- 2.5 Internally Unit 4 is now entirely vacant having been occupied by a gymnasium. The space is divided into large, linked rooms separated by internal walls.
- 2.6 Photographs of the site are provided at the end of this statement.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The application proposes the change of use of the building known as Unit 4 Trafalgar Close from a gymnasium (Use Class E(d)) to a storage facility, (Use Class B8). The proposal also includes some cladding to the long side elevation which faces northeast and a small area of cladding on the southeast elevation. It is also proposed to site 20 storage containers along the elevation of the building facing onto Trafalgar Close.

- 3.2 The proposed cladding will match in colour and type the existing cladding on the southeast elevation facing onto School Lane.
- 3.3 The hard surfaced area to the front of the main (northeast) elevation will be retained and used for parking and for siting the storage containers.
- 3.4 It will be noted that the existing premises of Sentry Self Storage which are larger than the proposed new addition are served by 20 car parking spaces. This has proven to be more than sufficient parking to serve the building. The acquisition of the additional space provides a further 28 spaces which will be well in excess of requirements. It is for this reason that a further 20 parking spaces are to be dedicated to container storage.
- 3.5 The existing premises are secured by substantial metal gates which will be retained. There are hedges around the perimeter of the site which will also be retained. The metal boundary fence between the existing car park area and the proposed new car park will be removed to facilitate movement.

4.0 PLANNING HISTORY

- 4.1 The planning history of Unit 4 Trafalgar Close which is recorded on the Eastleigh website is quite limited.
- 4.2 A/15791/017/00 4 Trafalgar Close. Consent to the Advert Display. Application by Bodysound Health and Fitness Club
Consent issued 3rd July 2001
- 4.3 U/14/74859 Unit 4 Trafalgar Close Certificate of Lawfulness
Use as B8. The Certificate was issued on 27th August 2014.

5.0 PLANNING POLICY

- 5.1 The development plan comprises the Eastleigh Borough Local Plan 2016-2036 which was adopted in April 2022.
- 5.2 The Plan addresses existing employment sites in Policy DM15 which states:

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.

2. Exceptionally, employment uses other than those in use classes B2, B8 or E(g)(ii)/(iii) (but not E(a)/ (b)/(c) uses or pubs, drinking establishments or hot food takeaways) may be permitted on these sites provided that:

a. they would not have a significant impact on the continued primary use of the site

b. the existing site is causing, or could cause, significant harm to highway safety or to the amenities of the area or to local residents

3. The redevelopment or change of use of other existing employment sites not identified on the policies map currently in class B2, B8 or E(g)(ii)/(iii) uses to non-employment uses, where this is not permitted development, will be permitted provided that it can be demonstrated that the site is no longer in demand for employment use and that criteria a. and b. above are satisfied.

5.3 This policy supports the retention of employment sites to provide a choice of employment opportunities, to enable existing industries to grow and to minimise the need to allocate further greenfield sites for employment.

5.4 The lawful use of Unit 4 the subject of this application is as a gymnasium (indoor sport and recreation) and as such falls within the Use Class E(d). The change of use to a B8 use is therefore in accordance with policy.

5.5 Policy DM1 provides the general criteria for new development. Only parts of this policy are relevant to the current application. Specifically

1. All new development should (as relevant):

.....c. take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;

5.6 The elements of the proposal which impact upon the appearance of the building would be subject to the above criteria. It is considered that the external changes are minimal and entirely suited to the existing character of the industrial estate.

SPD Quality Places

- 5.7 The document makes little reference to employment, industrial or commercial sites and provides no significant guidance relevant to this application.

6.0 CONSIDERATION OF THE APPLICATION PROPOSALS.

- 6.1 The principle of the change of use from the existing gymnasium to the storage use is in compliance with Policy DM15. The existing adjoining premises of Sentry Self Storage have been operating successfully for many years.
- 6.2 On the basis of the current operation of Sentry Self Storage it is evident that the additional storage space will not give rise to a significant demand for on-site parking. The provision of a further 28 spaces is well in excess of anticipated requirements.
- 6.3 The proposal includes the siting of 20 storage containers on the hardstanding into front of the main northeast elevation. These containers will be located on a further 20 parking spaces which are in excess of requirements.
- 6.4 The proposals also include some external changes to the appearance of the building. The existing premises of Sentry Self Storage are clad in grey profile metal sheeting with red signage. It is proposed to complete the cladding of the southeast elevation onto School Lane.
- 6.5 On the northeastern elevation facing Trafalgar Close if it proposed to clad the southern end of this elevation together with the windows at first floor level. At ground floor the containers will block the windows. This is illustrated on the drawing and 'impression' of the side elevation.
- 6.6 The proposed development will not give rise to significant changes in traffic levels nor will it give rise to noise or disturbance.

7.0 CONCLUSION

- 7.1 This application proposes the change of use of Unit 4 Trafalgar Close so that the existing business of Sentry Self Storage may expand into the premises. This change of use is in compliance with Policy DM15. In addition to the change of use the proposal seeks permission for the siting of 20 containers along the northeast elevation occupying car parking spaces which are in excess of requirements. Additional cladding on the southeast and northeast elevations is proposed. This will match existing cladding on the southeast elevation.

Photographs



Southeast Elevation



Northeast Elevation (part)



Northeast Elevation (part)



Car park



Vacant Unit 4



Vacant Unit 4



Existing Storage Units

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