

PLANNING STATEMENT

Change of Use, and Siting of
Storage Container Units at

Unit 4 Trafalgar Close,
Chandlers Ford, SO53

For Sentry Self Storage Ltd



Sentry Self Storage School Lane Elevation

BJC Planning
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March 2024

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 siting of external storage containers along the northeast elevation.
- 1.2 The statement commences with a site description, provides an account of the planning history and considers planning policy. There is then consideration of the proposed development including 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 entirely vacant having been occupied by a gymnasium. The space is divided into large, linked rooms separated by internal walls.
- 2.7 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). It is also proposed to site 9 full size and 8 half size storage containers along the northwestern end of the elevation of the building facing onto Trafalgar Close.
- 3.2 The hard surfaced area to the front of the main elevation facing Trafalgar Close will be retained and used for parking and for the siting of the storage containers.

- 3.4 It will be noted that the existing premises of Sentry Self Storage, which are approximately twice the size of the proposed new additional floorspace, 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 13 spaces which will be well in excess of the requirements of the company.
- 3.5 The existing premises comprising Unit 4 are secured by substantial metal gates which will be retained. There is planting around the perimeter of the site which will also be retained and reinforced to enhance screening.
- 3.6 The layout of the proposed external storage units and the car parking spaces are shown on the submitted site plan.

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.
- 4.4 F/23/96102 Change of Use of Unit 4 from Gymnasium (Class E(d)) to Storage Use (Class 8), modifications to external elevation and siting of 20 storage containers
Refused 23rd November 2023
- 4.5 Following the refusal of permission a pre-application consultation was submitted to Eastleigh Borough Council Officers. The feedback from this consultation led to further amendments to the scheme which have now been incorporated into the current proposals.

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. This is a relevant policy 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, relating to the siting of the storage units, which are entirely suited to the existing character of the industrial estate.

- 5.7 Policy DM2 Environmentally Sustainable Development requires new development, including change of use, to address carbon emissions, energy efficiency and water consumption. It requires development, including change of use, of buildings in excess of 500sqm to provide a sustainability report to support an application.
- 5.8 The Council has published an SPD on Environmentally Sustainable Development which amplifies the requirements and is referred to below.
- 5.9 This policy and SPD have been addressed by commissioning a report from a consultant specialising in BREEAM. The report is submitted with the application.
- 5.10 Policy DM 14 Parking provides guidance on parking standards. It was quoted in the recent refusal of permission. It really does not seem to have much relevance to the commercial change of use.
- 5.11 Sub-paragraph 1 addresses new residential development. Sub-paragraph 2 addresses 'out of centre development proposals'. Sub-paragraph 3 relates to town district and local centre and neighbourhood parades. Sub-paragraph 4 addresses new car parks and 'park and ride' schemes. There is nothing in the policy relating to parking on industrial estates.
- 5.12 The pre-application consultation drew attention to an emerging SPD on parking standards which is addressed below.

SPD Quality Places

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

Draft SPD Eastleigh Borough Parking Standards

- 5.14 This was published for consultation in July 2023 and cited at pre-application stage. This document provides very clear advice as to the emerging requirements for parking to serve commercial establishments. It provides guidance on both the required quantum of parking and on the dimensions of spaces to be provided. This new application satisfies these emerging standards.

SPD Environmentally Sustainable Development

- 5.15 This is a detailed document setting out the requirements for developments with a floorspace figure of in excess of 500smq measured externally. It is noted

that the document was published in 2009 prior to the increase in standards from 2011 when thresholds moved from in excess of 1000sqm to 500 sqm externally measured.

- 5.16 In respect of ESD1 The Council requires all non-residential and multi-residential development above 500 sq m of external floor space to:
- ***Achieve BREEAM level 'excellent' from January 2012****

6.0 CONSIDERATION OF THE APPLICATION PROPOSALS INCLUDING MATTERS OF DESIGN AND ACCESS

- 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.

Parking and Access

- 6.2 Access to Unit 4 is via existing gates from Trafalgar Close. This is a large access centrally situated along the frontage of the site. It provides access to the parking spaces and to the building.
- 6.3 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. It should also be noted that the proposed additional floorspace will not give rise to the requirement to employ additional personnel.
- 6.4 The additional floorspace including the containers amounts to 1055 sqm which gives rise to a parking requirement of 13 spaces. The provision of 13 spaces meets these requirements for the B8 use.
- 6.5 Two of the parking spaces are for the disabled. Provision is also made for cycle parking with a Sheffield stand.

Appearance

- 6.6 One of the refusal reasons given on application F/23/96102 related to the unacceptable appearance of the proposed units. This has been the subject of further discussion and modifications during the pre-application process.
- 6.7 The amended scheme has now reduced the number of external storage units proposed and further reduced the size of the containers towards the southeast end of the main elevation. Together with the enhanced planting along the boundary it is now considered that these changes will avoid any adverse visual impact on the industrial estate.

- 6.8 The application now proposes the siting of 9 full size storage containers on the hardstanding into front of the main elevation at the northwestern end of the site. A further 8 half sized containers are proposed to be mainly located within the existing servicing area at the southeast end of the Trafalgar Close frontage.

Noise and Disturbance

- 6.9 The proposed development will not give rise to significant changes in traffic levels. Servicing of the units by their customers does not lead to many visits. These visits will not give rise to noise or disturbance. Furthermore, there are no residences in the vicinity.

Sustainability

- 6.10 The refusal of permission in November 2023 also included a reason relating to the absence of a Sustainability Report to address the BREEAM requirements as set out in Policy DM2 of the Eastleigh Borough Local Plan (2016-20136).
- 6.11 This issue has now been addressed by the provision of a report from a specialist company 'Build Pass' which accompanies this application.

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.
- 7.2 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 9 full size containers and 8 half size containers along the northeast elevation.
- 7.3 The existing landscaped boundary will be enhanced with additional planting.
- 7.4 The application addresses all other policy requirements. The proposals have been formulated following a pre-application consultation and they address the refusal reasons given in the application refused in November 2023.

Photographs



Southeast Elevation



Northeast Elevation (part)



Northeast Elevation (part)



Car park



Vacant Unit 4



Vacant Unit 4



Existing Storage Units

REF: E/245 P Statement 2024.03.27
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