

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for a Lawful Development Certificate for a Proposed Use or Development****Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

M

Surname

Rashid

Company Name

The Par Club

Address

Address line 1

100 Wharfedale Road

Address line 2

Winnersh

Address line 3

Town/City

Wokingham

County

Surrey

Country

England

Postcode

RG41 5RD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The premises are being marketed by Lamberts Smith Hampton as light industrial premises and offices – falling within the Class E Use Class. We attach an email from the agent confirming the previous and lawful use as a Class E light industrial building.

The premises are currently configured to provide 1,285sqm ground floor workshop and offices with a further 329sqm offices and ancillary accommodation at first floor.

The existing Worley House building was used by Blue Diamond Technologies since its inception by the Worley family in 1977. The building was used as the firm's head offices with offices at part ground and first floor alongside there small scale parts manufacturing and distribution works area.

The firm vacated the building in 2023 and has now relocated to another light industrial building on the Chandler's Ford Industrial Estate in Eastleigh.

We have been unable to find a defining planning permission for the original building on the Council's planning records, although note that planning permission was granted for a 'rear extension to the industrial unit' in 2005 (copy of planning permission attached).

We attach a letter from the owner of Blue Diamond explaining the basis of their business and occupation. Based on the office and low intensity/noise associated with the precision engineering business (and continued occupation with a Class E light industrial building),

It is therefore considered that the original and long-term lawful use of the building is Class E.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Marketing agents details (Lambert Smith Hampton) identifying light industrial and office use of the premises. Includes photographs of the building and internal areas.

2005 planning permission identifying industrial use of the premises

Letter from Blue Diamond Engineering identifying the light industrial nature of their business at the premises.

Select the use class that relates to the existing or last use.

E(g)(iii) - Industrial processes - Except where not suitable in a residential area

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Based on the evidence surrounding the previous/lawful use of the premises, the building has a Class E(g)(iii) light industrial use.

The proposed use of the premises by Par Club Holdings is to provide indoor (golf) recreational use, with ancillary café and sales. Under the current Use Class Order this is classified as being a Class E(g) use.

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 amend the Town and Country Planning (Use Classes) Order 1987 and introduce significant changes to the system of 'use classes'.

The business proposals fall within the same Class E Use as the existing lawful use of the premises. Change of use to another use within Class E will be allowed without the need for planning permission.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☐ Lessee
☐ Occupier
☒ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- ☒ Yes
☐ No

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Philip Atkins

Date

20/07/2024