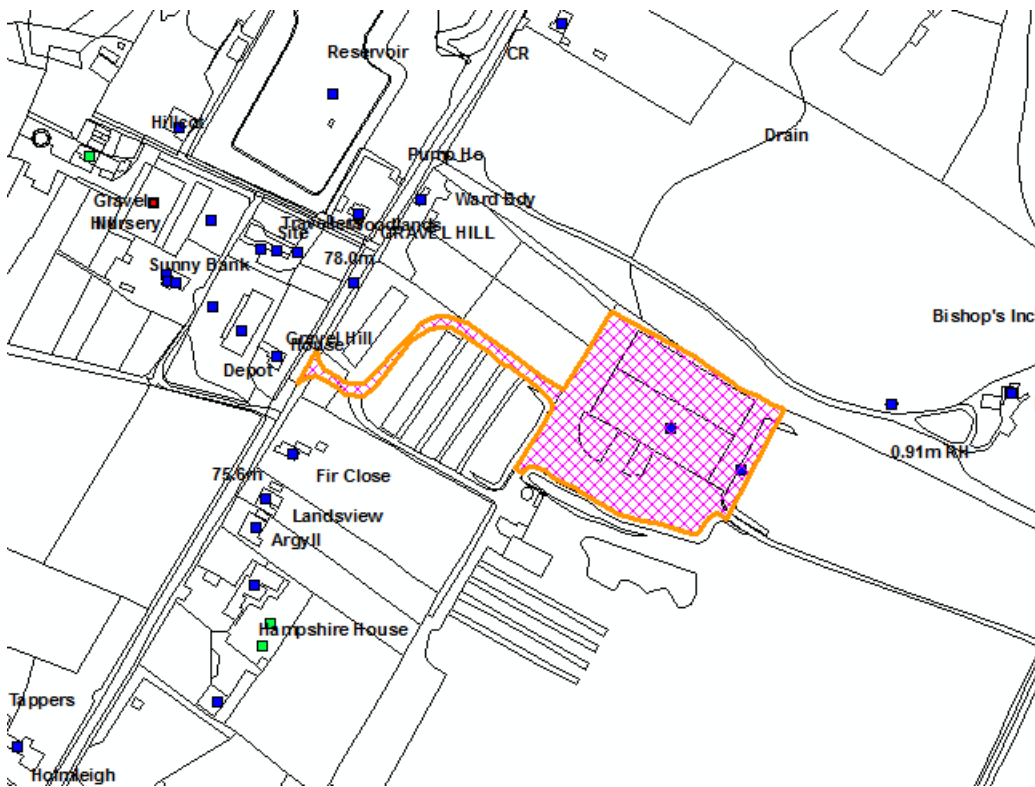


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 19/00001/FUL
Proposal Description: Full planning application for the change of use of the existing B2 Industrial Unit to a flexible B1c/B2/B8 use
Address: Gravel Hill Farm Gravel Hill Shirrell Heath Southampton Hampshire
Parish, or Ward if within Winchester City: Shedfield
Applicants Name: Ceejay Systems
Case Officer: Rose Lister
Date Valid: 2 January 2019
Recommendation: Permit



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General Comments

Parish Council's request for application to be determined by Planning Committee, see Appendix 1

Application is reported to Committee as the number of objections, received.

Changes were made to the application as follows:

- Proposed hours of operation changed to 07:00-20:00 Monday –Friday, 07:00-13:00 Saturdays and no operations on Sundays or Bank/Public Holidays;
- Proposed delivery times to match operation times
- Proposed uses would retain the restricted B2 as existing and include the B1c and B8 uses proposed.

Additional plans and information were submitted on 02.04.2019 in regards to visibility splays, trip rate calculations and accident analysis.

Site Description

The application site is situated along the Gravel Hill in Shirrell Heath where the site is accessed from.

The existing building is set well back from the road with soil bunds to the south, east and south west of the site.

The site is situated at the northern edge of the village and surrounded by agricultural land to the north, south and west. There are residential properties to the east, west and south of the site.

The site currently has a restricted B2 general industrial use with ancillary office space on the first floor.

Proposal

The proposal seeks to expand the business use of the site to include B1c and B8 use as well as the existing restricted B2 use and extend the operation and delivery times.

The application states: "Having taken occupation of the site in June 2017, Warwick Trailers have successfully operated from the premises for the past 18 months. However, Warwick Trailers' parent company, Ceejay Systems, now wishes to make more efficient use of the premises and broaden the lawful uses of the building to encompass all facets of their business. As such, this application requests that the premises be granted a change of use to a mixed B1(c)/B2/B8 use class to allow Ceejay Systems maximum flexibility in responding to changing industry and market demands without the need for relocation".

The proposed development would sit entirely within the built form of the existing building. The gross floor space of the premises (4,562 square metres) will not change as a result of this application.

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Relevant Planning History

09/00856/FUL - Use of land for storage purposes (B8) and retention of office (RETROSPECTIVE) – refused 14.08.2009

11/02799/FUL - Siting of 2 no. Portakabin offices for use by business on site (RETROSPECTIVE) – permitted 31.01.2012

16/01145/FUL - Full planning application for the change of use of the existing horticultural nursery at AE Roberts, Shirrell Heath from agricultural to B2 General Industrial use. – permitted 07.10.2016

Consultations

Hampshire Engineers: Highways:

Hampshire Highways raised no objection

WCC Head of Environmental Protection:

The Environmental Health Officer raised concerns regarding the general B2 use of the site and noise levels in regard to the increased use, extended opening times and hours of access. Amendments were made to the application in line with the advice and the objection was withdrawn subject to conditions.

Representations:

Parish Council

- The Parish objects to the application due to the impacts on local residents and the countryside from traffic and noise.
- The proposed operation and delivery times are unreasonable.
- The existing business is new and the proposal reflects poor forward planning
- The property is for sale

19 letters received from 11 addresses objecting to the application for the following reasons:

- Increase in traffic
- Harmful to the local area
- Increase in noise
- Proposals are not appropriate for the location
- HGVs destroying verges and foot paths
- Application not advertised properly
- Traffic projections are not accurate

Reasons aside not material to planning and therefore not addressed in this report

- The site is for sale
- Not what the business promised 2 years ago when permission was granted for the current use
- What they have is sufficient
- Lorries do not obey the speed limit

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Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy

DS1 – Development Strategy and Principles
MTRA3 – Other Settlements in the Market Towns and Rural Areas
MTRA4 – Development in the Countryside
CP8 – Economic Growth and diversification

Winchester Local Plan Part 2 – Development Management and Site Allocations

DM1 – Location of New Development
DM10 – Essential Facilities and Services in the countryside
DM15 – Local Distinctiveness
DM16 – Site Design Criteria
DM17 – Site Development Principles
DM18 – Access and Parking
DM20 – Development and Noise
DM23 – Rural Character

National Planning Policy Guidance/Statements:

National Planning Policy Framework 2018

Paragraphs 80, 83, 84, 118, 170, 182 and 183

Planning Considerations

Principle of development

The development is not situated within a settlement boundary and in the countryside for the purposes of the Local Plan, where there is a general presumption against development.

Policies MTRA3 and MTRA4 of the Local Plan address development in the countryside. Specifically policy MTRA4 allows for the expansion or redevelopment of existing buildings to facilitate the expansion on-site of established business or to meet an operational need. As the application site is an existing business and the proposal looks to expand the range of existing business uses the principle of development is considered acceptable in this case, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Impact on character of area

The proposal would see the existing B2 use expanded to include B1c (light Industrial) and B8 (storage and warehousing). Some small cosmetic changes are also proposed to replace wear and tear damage to the main building with the existing opaque windows and the waterproof coating being replaced with like for like. It is therefore considered that there would be no detrimental impact to the street scene.

Other impacts on the character of the area have been addressed in the following paragraphs.

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Impact on Residential Amenity

The closest residential properties to the site are located over 100m away from the building, though some 20m from the entrance to the site from Gravel Hill. It is considered that the proposal would not result in overlooking, overbearing or loss of light to these neighbouring properties, however, noise and traffic impacts have been taken into consideration. The traffic impacts have been considered in the section below.

The proposal would see the expansion of an existing B2 business. Amendments have been made to remove the general B2 use and restrict the existing B2 use of the site which provides greater control and is considered acceptable. Other uses, B1(c) and B8 uses have also been proposed to be included into the existing building. The Environmental Health Officer has not raised an objection regarding these uses as they would produce noise impacts comparable to, or less than, the existing use.

The proposal also requests an extension of the operation hours which has been raised as a concern by local residents. The application has been amended to operate from 6am – 8pm Monday to Friday to 7am-8pm Monday to Friday, the remaining hours of operation would remain unchanged. The site currently operates between 7am and 6pm Monday to Friday. The proposed extension of operation hours earlier and later in the day are considered acceptable given the sufficient distances between the neighbouring dwellings and the site. The Environmental Health officer raised no objection to the amended operation times.

Highways/Parking

Concerns were raised regarding the amount of potential traffic generated by the scheme. Traffic data has been submitted in regard to accident data, access and trip generation for the proposal. Hampshire Highways have assessed the data and consider that the proposal would generate a similar amount of traffic in the area as existing use does and is therefore considered to be acceptable. It is considered that the existing access is acceptable for the proposed uses on the site. The Highways officer raised no objection to the proposal.

Conclusion

The proposal would allow an existing business use to expand without unacceptable adverse impacts on the neighbouring properties or to the adjacent highways. It is therefore considered that the proposal accords with the development plan and policies MTRA3, MTRA4, CP8, CP9, DM16, DM17, DM18, DM20.

Recommendation

PERMIT subject to the following condition(s):

Conditions

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01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The development hereby approved shall be constructed in accordance with the following plans:

P16-010 02-02-002A

P16-010 02-03-001B

P16-010 02-03-002B

P16-010 02-05-001B

P16-010 02-02-001C

02 Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

03 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

03 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

04 The use hereby permitted shall not operate other than between the hours of 7am-8pm Mondays to Fridays, and 7am-1pm on Saturdays, nor any time on Sundays, Bank or Public Holidays.

04 Reason: To protect the amenities of the occupiers of nearby properties.

05 No deliveries shall be taken at or dispatched from the site except between the hours of 7am-6pm Mondays to Fridays, and 7am-1pm on Saturdays, nor any time on Sundays, Bank or Public Holidays

05 Reason: To protect the amenities of the occupiers of nearby properties.

06 Other than the building, the immediate outside hardstanding's around the building and access road (as depicted in plan P16-010 02-02-001C outlined in red) the remaining land shall remain in agricultural use.

06 Reason: For the avoidance of doubt and to ensure that the character of land outside the building and immediate apron and access road does become involved in the B2 use in the interests of visual amenity

07 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the

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variation. The external lighting will not be switched on between the hours of 22:00 in the evening and 07:00 the following morning.

07 Reason: To protect the appearance of the area, the environment and local residents from light pollution.

08 No materials, including products, parts, crates, packing or waste shall be stored in the open at the site.

08 REASON: In the interests of the visual amenities of the area

09 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or as may be subsequently amended or re-enacted the premises shall only be used for the production and customisation of commercial vehicles and the manufacture of custom-built agricultural and vehicular trailers and for no other purpose or use falling within Class B2 of the Use Classes Order 1987 (As Amended) without the grant of an additional planning permission.

09 Reason: To safeguard the amenity of adjoining and future residents.

Informatives:

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 Joint Core Strategy: MTRA4, MTRA3, CP8, CP9,

Local Plan Part 2: DM16, DM17, DM18, DM20.

3. In accordance with paragraph 38 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;
-offering a pre-application advice service and,
-updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.