

P/12/0910/CU

MR ANDREW CUMMINGS

FAREHAM SOUTH

AGENT: MR ANDREW
CUMMINGS

CHANGE OF USE OF UNIT TO B2 (GENERAL INDUSTRY) USE

FORT FAREHAM INDUSTRIAL ESTATE -UNIT 18A FAREHAM PO14 1AH

Report By

Simon Thompson - Ext. 4815

Amendments

This application has been amplified by email dated 14th January 2013, explaining the proposed activities at this site, and by internal and external layout plans of the proposed parking and service bay arrangements, received with that email.

Site Description

This application relates to premises on the Fort Fareham Industrial Estate, seemingly last in a mixed B1 (business)/B8 (storage and distribution) use.

These premises are a two storey building with parking areas to its front and side located at the junction of two of the estate's internal roads, adjacent to the north of the Dartmouth Buildings within the Estate.

The site lies within a Category A employment area.

Description of Proposal

Change of use of this property to B2 (general industrial) use, more specifically the intended use being for car servicing.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

CS5 - Transport Strategy and Infrastructure

Fareham Borough Local Plan Review

E1 - Existing Employment Areas in the Urban Area

Relevant Planning History

The following planning history is relevant:

P/10/0549/CU - Installation of new front window - Permission 19/08/10

Representations

One email has been received from Unit 4, Axis Park, within the Fort Fareham Industrial Estate, objecting on the grounds of insufficient parking in the area, the parking of cars under repair being said to have been found in that Unit's private car park, signs being displayed but ignored.

Consultations

Director of Planning and Environment (Highways) - It is important to recognise that, whilst the applicant has a policy of bringing cars into the building overnight, thus restricting the number of vehicles he will keep on site, a subsequent occupier may not wish to be so restricted. However on the basis that there would be four ramps, and thus four mechanics, plus possibly a receptionist/admin person, the maximum staff parking on site would only be five vehicles. Added to this would be the requirement for 12 spaces; three for each ramp, for customers, making a maximum total requirement for 17 parking spaces. This number of vehicles can be accommodated within the site; some 13 outside and four within the building.

Consequently, no highway objection is raised to the provision of four ramps within the building.

Planning Considerations - Key Issues

Policy E1 of the Fareham Borough Local Plan Review supports B2 (general industrial) uses within the Fort Fareham Industrial Estate, subject to certain caveats.

This car servicing proposal represents a proposed B2 use.

Officers are of the view that this application sufficiently complies with Policy E1.

Specifically on the issue of traffic/parking implications, the applicant has provided amplifying information explaining his operational intentions and his assessed, likely parking capacity.

The Council's highways specialist has considered this updated proposal and commented as above.

No highway objection is raised to this particular car servicing proposal, subject to there being four car service ramps.

Officers recommended that a condition be applied to limit the development to no more than four car service ramps.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposal is not considered to result in unacceptable impacts upon the street scene or character of the area, or upon the living conditions of neighbouring properties, or on the local highway network, other material considerations being judged not to have sufficient weight or direction to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

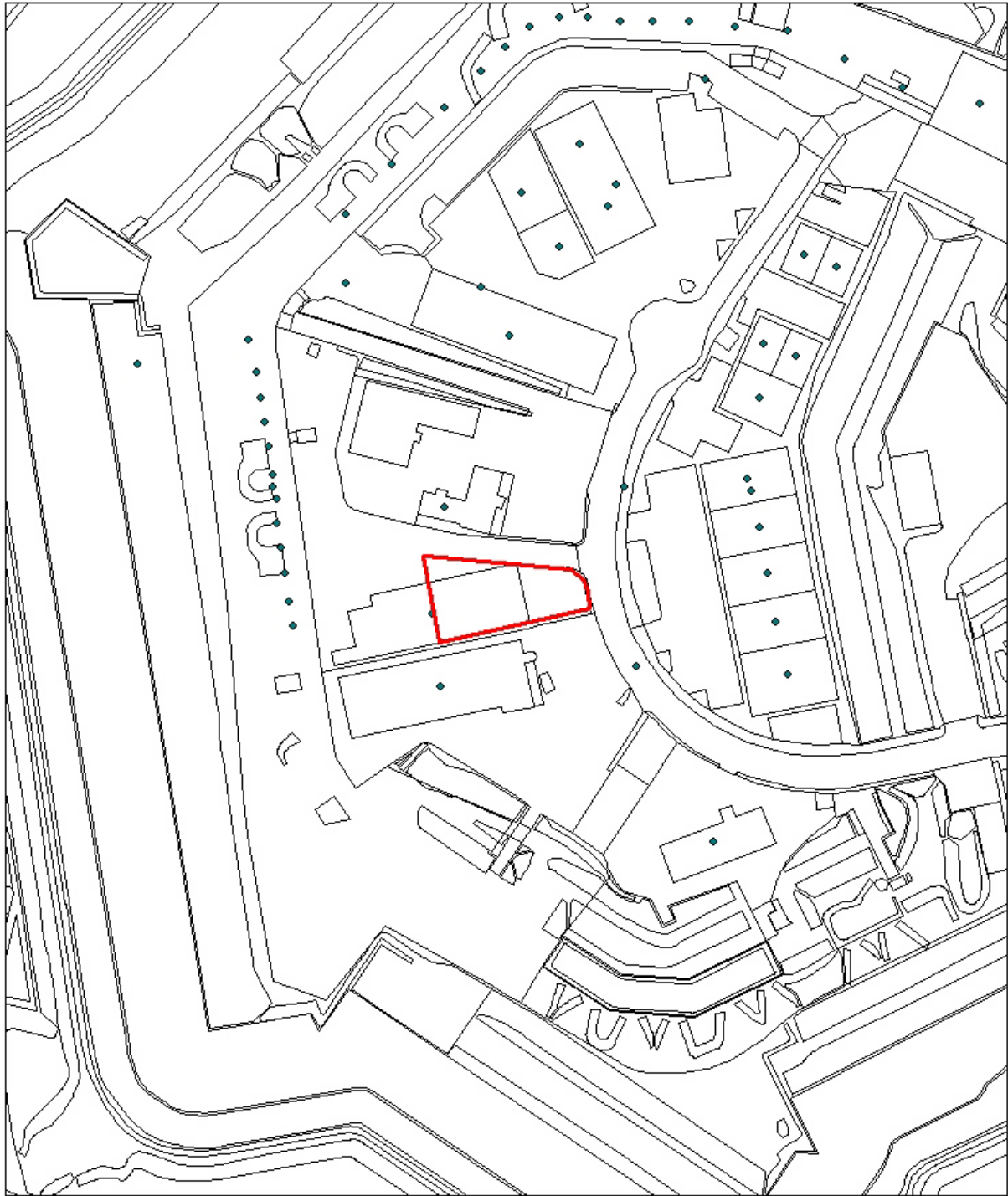
PERMISSION: No more than four vehicle service bays shall exist within the application site.

Background Papers

Files P/10/0549/CU and P/12/0910/CU

FAREHAM

BOROUGH COUNCIL



FORT FAREHAM INDUSTRIAL ESTATE -
UNIT 18A
SCALE 1:1250

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