

P/13/0365/FP

EXPO DRILLS LTD

WARSASH

AGENT: JENKINS
ARCHITECTURE LTD

PROPOSED NEW WORKSHOP

EXPO DRILLS LTD, CLOCKTOWER WORKS SHORE ROAD WARSASH
SOUTHAMPTON SO31 9GQ

Report By

Richard Wright Ext. 2356

Site Description

The application site comprises a large portion of the Warsash Village Centre Category B Employment Area. It is located behind commercial premises fronting Shore Road and Brook Lane with access into the site at its north-east and south-western corners.

The site is understood to be owned and managed by Expo Drills Ltd who have premises on the site. The site is also home to various other commercial businesses including Polycast Ltd to which this application relates and who occupy workshop premises in the northern half of the site.

The submitted supporting information explains that Polycast Ltd specialise in investment casting manufacturing small, simple or intricately shaped parts. As a jobbing foundry the company supplies the scientific, dental, medical, industrial and marine fields.

In the north-western corner of the site lie two workshop buildings (workshop 1 and 2) the largest of which is approximately 4.5 metres in height and positioned along the party boundary abutting the rear garden of the residential property 4 Hamble Close.

Description of Proposal

Permission is sought for the erection of a new workshop building which would be adjoined to and located to the immediate east of the existing workshop 1.

The workshop would have a footprint of 6 x 6 metres with a shallow pitched metal clad roof which would stand around 3.85 metres high to the ridge line. The workshop would have a steel frame construction with metal cladding on the exterior.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS1 - Employment Provision

CS17 - High Quality Design

Fareham Borough Local Plan Review

E1 - Existing Employment Areas in the Urban Area

Relevant Planning History

The only available planning history dates back to the 1960's.

Representations

Two letters have been received objecting to the application on the following grounds:

- Industrial noise, odours and dust
- Difficulties in selling adjacent property due to industrial works
- Rubbish over fence

Consultations

Director of Planning & Environment (Highways) - No objection.

Director of Regulatory & Democratic Services (Contaminated Land) - The development presents a low risk to occupants of the site once completed however if contamination is noted in the ground this has a potential to migrate to other premises and affect groundwater therefore the recommendation of this section is that this application could be approved subject to a condition that takes account of potential unforeseen ground conditions experienced during construction.

Director of Regulatory & Democratic Services (Environmental Health) -

The new workshop will house a semi-automatic machine that is fully enclosed for health and safety reasons and to reduce noise. The building is to be provided with acoustic insulation to reduce noise. There does not appear to be any extract points in the building which would allow for noise breakout. The doors to the building could be required to be kept shut during potentially noisy operations. It is understood that the cutting off of castings from the runner system is currently undertaken manually and the new workshop and automated system is likely to reduce the impact of the operation on nearby residents.

The site is not the subject of current noise complaints to Environmental Health and has not been for many years.

Planning Considerations - Key Issues

i) Principle of development and visual effect of new workshop

The proposed development is within a designated Category B Employment Area as identified within the development plan, specifically Appendix 7 of the Fareham Borough Local Plan Review. It is understood that, notwithstanding their close proximity to residential properties, the general industrial uses present on the site have been in operation for many years.

Policy E1 (Existing Employment Areas in the Urban Area) makes reference to the potential over-intensification of existing uses in such sites. Whilst this proposal is to extend the premises Polycast Ltd work from, the new workshop area is limited in size and from the submitted information it is understood its purpose is to house a semi-automatic machine in conjunction with processes already undertaken at the site. Officers are therefore of the view that there would be no material intensification in this existing industrial use and the proposal accords with the current policy stance.

The visual effect of the workshop would not be significant as it would not be widely seen from outside the confines of the employment area itself. The design and appearance of the building is, in any case, considered consistent with that of the site in general.

ii) Industrial noise, odour and dust

Workshop 1 at the site, onto which the proposed new workshop would adjoin on its eastern side, backs onto the boundary of the bottom of the rear garden of 4 Hamble Close. It is also close to the rear garden of 3 Hamble Close. The houses themselves are in excess of 45 metres away. Both neighbours at those properties have written to object to the application. Amongst the points of objection raised is that potential purchasers of no. 4 have recently been put off buying the property due to the noise from the application site. Whilst this is clearly of importance to the residents, the effect of development on the attractiveness of the house to potential purchasers is not a material planning consideration. Industrial noise, odour and dust, which are all mentioned in the letters of objection, are nonetheless important to take into account.

As discussed above, Officers do not consider the development would materially intensify the industrial processes already occurring at this site. The application is supported by detailed information to explain those processes and the effect of the new workshop and machinery contained within it. The Environmental Health Officer's comments raise no concerns over noise from the new workshop or machinery. The new workshop would be located on the opposite side of workshop 1 and so would benefit from the physical barrier of that building in reducing noise to the neighbouring properties. Furthermore, the machinery to be housed in the workshop is to be fully enclosed which will reduce noise output as well as the building being acoustically insulated. The officer also comments that it is understood that the industrial process the machine is designed to do is currently carried out on the site manually and so the impact of the operation on residents is likely to reduce. Notwithstanding this, the application site is not currently, and has not recently been, the subject of complaints to Environmental Health.

There is no reason for officers to believe there would be an increase in industrial smells from the site as a result of the development.

The letter received from the residents at 3 Hamble Close asks for consideration to be given to the effect of dust but adds that they have not experienced any problems of this nature to date. Polycast Ltd have a dust extractor which occupies the area of the site intended for the new workshop and which would remain on the site albeit in a slightly different position. The dust extractor would still be located on the opposite side of the workshop 1 building and no adverse effect in terms of noise or dust is considered likely.

Neighbours have queried the opening times given on the application form: Mon - Fri 0600 - 2200 hours, Saturday & Sunday 0600 - 1600 hours. The applicant has commented that these hours are those they understand to be able to operate within as historically there are no restrictions in terms of hours of operation. Notwithstanding this Officers consider it would be appropriate to impose a planning condition requiring no use of mechanical machinery before 0730 or after 1800 hours Monday to Saturday and not at all on Sundays or Bank Holidays.

iii) Conclusion

The proposed development would not result in a material intensification of the industrial use of the site and would not have a detrimental effect on the living conditions of nearby neighbours. The visual effect of the workshop is not considered unacceptable in this location.

The proposal accords with the relevant policies of the development plan and having taken all other material considerations into account Officers recommend that planning permission

should be granted.

PERMISSION

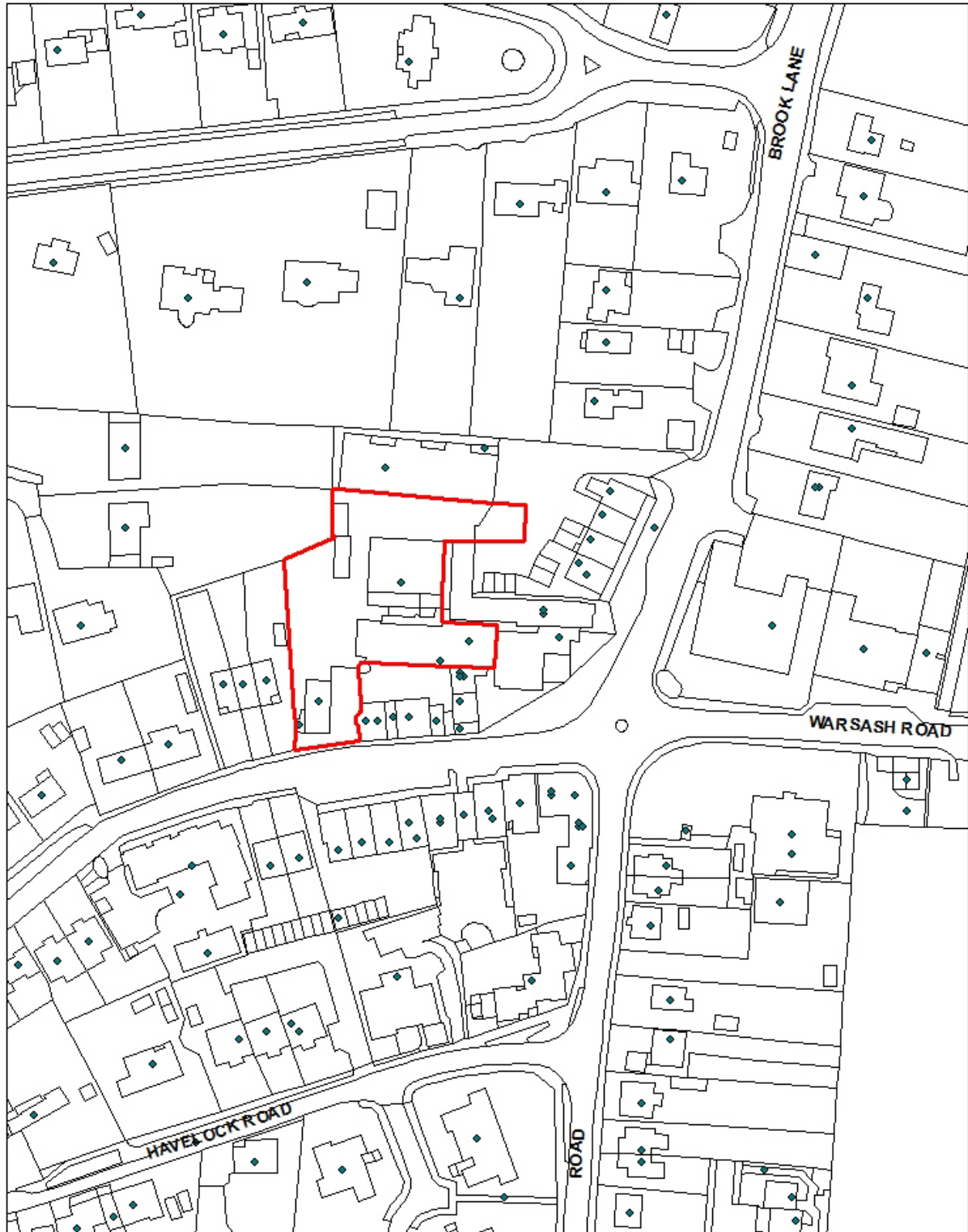
PERMISSION: no mechanical machinery to be operated before 0730 or after 1800 hours Monday to Saturday and not at all on Sundays or Bank Holidays.

Background Papers

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FAREHAM

BOROUGH COUNCIL



Expo Drills Ltd
Clocktower Works, Shore Road
Scale 1:1,250



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