

## **OFFICER REPORT FOR COMMITTEE**

**DATE: 12/06/2024**

**P/24/0536/FP  
JDP (JOHN DAVIDSON PIPES)**

**WALLINGTON AND DOWNEND  
AGENT: MR NIGEL CASTLE**

ONE TRADE COUNTER/WELFARE/OFFICE CABIN AND ONE DEMOUNTABLE WAREHOUSE SITED ADJACENT TO THE WESTERN BOUNDARY OF THE WELBORNE BUSINESS PARK ASSOCIATED WITH EXISTING USE CLASS B8 (STORAGE AND DISTRIBUTION)

WELBORNE BUSINESS PARK, WICKHAM ROAD, FAREHAM, PO17 5BT

### ***Report By***

Kim Hayler – direct dial 01329 824688

### ***1.0 Introduction***

1.1 This application is being brought before the Planning Committee for determination due to the number of third party representations received.

### ***2.0 Site Description***

2.1 The former Pinks Sawmill site, now named Welborne Business Park, is an irregular parcel of land between the east of the A32, Wickham Road, and Forest Lane.

2.2 Beyond the business park to the north and the east are agricultural fields. To the west, across the A32 the site is currently a construction site associated with the delivery of the enabling infrastructure, utilities and services for the first phase of development at Welborne.

2.3 The business park comprises a number of buildings varying in size and a number of compounds used principally for storage and distribution uses. The area of the application site lies in the north western corner and has historically been used for open storage. The site lies at a lower level to the adjacent land to the north and A32 to the west, with dense planting and fencing along both boundaries.

2.4 The red edge for this site includes both access points (from Wickham Road and Forest Lane) with egress via Forest Lane.

2.5 The southern and eastern internal boundaries are demarked by palisade fencing and the site is hard surfaced throughout with hogging and concrete.

### ***3.0 Description of Proposal***

- 3.1 Retrospective planning permission is sought for the retention of a welfare/office and trade counter cabin measuring 9.18 metres by 11.94 metres and a demountable warehouse measuring 21 metres by 16 metres, constructed on a concrete slab with a metal framework, horizontal wall cladding in composite insulated panels and double layer PVC roofing. The building is a modular lightweight structure creating an enclosed area for the storage of pipes and drainage products. Both buildings are erected adjacent to the western boundary.
- 3.2 The remaining part of the site is used for open storage, the principal business being the storage and distribution of infrastructure pipes.

#### **4.0 Policies**

- 4.1 The following policies apply to this application:

##### **Local Plan Part 3: The Welborne Plan**

WEL1 – Sustainable Development  
WEL2 – High Level Development Principles  
WEL3 – Allocation of land  
WEL4 – Comprehensive Approach  
WEL6 – General Design Principles  
WEL7 – Strategic Design Codes  
WEL8 – Protection and enhancement of the Historic Environment  
WEL9 – Employment  
WEL23 – Transport Principles for Welborne  
WEL27 – Encouraging Sustainable Choices  
WEL 28 – Walking and Cycling  
WEL29 – Onsite Green Infrastructure  
WEL32 – Strategic Green Corridors and Connections  
WEL41 – Phasing and Delivery  
WEL42 – safeguarded Land for Specific Development  
WEL43 – Development Construction and Quality Control

##### **Other Documents:**

National Planning Policy Framework (NPPF) 2023

#### **5.0 Relevant Planning History**

- 5.1 The following planning history is relevant:

<b>P/22/0320/FP</b>	Provision Of and Retention of Containers
<b>Approved</b>	14/11/2022

<b>P/21/0440/FP</b>	Retention of Silo
---------------------	-------------------

**Approved**

25/5/2021

**P/17/0266/OA**

A new community of up to 6000 dwellings (C3 and C2, including a care home of use class C2) together with a district centre (comprising up to 2,800m<sup>2</sup> food store retail (A1), up to 2,419m<sup>2</sup> of non-food retail (A1) and up to 2,571m<sup>2</sup> of other non-convenience/comparison retail use (A1 - A5)); a village centre (comprising up to 400m<sup>2</sup> food store retail (A1), up to 1,081m<sup>2</sup> of non-food retail (A1), a public house (up to 390m<sup>2</sup> A4 use) and up to 339m<sup>2</sup> of other non-convenience/comparison retail use (A1 - A5)); up to 30,000m<sup>2</sup> of commercial and employment space (B1); up to 35,000m<sup>2</sup> of general industrial use (B2); up to 40,000m<sup>2</sup> of warehousing space (B8); a hotel (up to 1,030m<sup>2</sup> C1 use); up to 2,480m<sup>2</sup> of community uses (D1 and D2); up to 2,200m<sup>2</sup> ancillary nursery (D1), health centre (D1) and veterinary services (D1); retention of Dean Farmhouse; a secondary school, 3 primary schools; pre-schools; green infrastructure including formal and informal open and amenity space; retention of some existing hedgerows, grassland, woodland areas, allotments, wildlife corridors; all supporting infrastructure; household waste recycling centre; requisite sub-stations; sustainable drainage systems including ponds and water courses; a remodelled M27 J10 including noise barrier(s); works to the A32 including the creation of three highway junctions and new crossing(s); distributor roads (accommodating a Bus Rapid Transit network) and connections to the surrounding cycleway and pedestrian network; car parking to support enhanced use of Dashwood; ground remodelling; any necessary demolition; with all matters reserved for future determination with the exception of the works to M27 J10 and the three highway junctions and related works to the A32.

**Approved**

30/9/2021

**P/15/0640/CU**

Change of use of units 1 and 2 and adjacent yard from tyre baling treatment/ recycling facility (sui generis) to any use within use classes B2 or B8.

**Approved**

21/8/2015

**P/04/1470/CU** Continued Use of Site for B2/B8 including Outside Storage, ancillary Offices, Amended Access & Parking, Relocate Portacabin and Provision of New Landscaping  
**Approved** 22/12/2004

## **6.0 Representations**

6.1 Seven representations have been received from local residents raising the following concerns:

- Will this application set a precedent for large buildings?
- The site is contaminated and has implications for soil movement;
- Out of hours working to be totally restricted and fully enforced and applied to the whole business park;
- Traffic implications – there is a significant increase in HGV's travelling down Forest Lane;
- The business should comply with the previously imposed Monday to Saturday (no Sunday/Bank Holiday) operating times

## **7.0 Consultations**

INTERNAL

### **Environmental Health (Contaminated Lane)**

7.1 No objection

### **Environmental Health (Pollution)**

7.2 No objection

## **8.0 Planning Considerations**

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Planning history and the permitted use of the land
- b) The principle for development
- c) Implications for Welborne
- d) Character and appearance
- e) Transport, access and parking
- f) Ecology
- g) Neighbouring amenity
- h) Summary

a) Planning history and the permitted use of the land

8.2 Planning permission P/04/1470/CU was granted in December of 2004 for the continued use of the site for purposes falling within mixed-Use Classes B2 & B8 including outside storage. Whilst the current storage and distribution with ancillary trade counter use falls within the permitted use, the provision of the cabin and warehouse structure are considered operational development and require planning permission.

b) The principle for development

8.3 For the purposes of planning policy, the site falls within the boundary of Welborne. The Welborne Plan seeks to provide for a new garden village community of up to 6,000 homes plus employment and amenities.

8.4 Land within The Welborne Plan policy boundary benefits from adopted local plan policies which allocate the land at Welborne for mixed use development. The Strategic Framework Diagram within the Welborne Plan indicates that a residential use could be appropriate on the Welborne Business Park land along with key east to west green infrastructure. Policy WEL4 of the Welborne Plan requires development at Welborne to be taken forward on a comprehensive basis and in accordance with the principles of the Strategic Framework Diagram and that the new community would aim to be a self-contained development.

8.5 The Welborne Plan does acknowledge that much of the land within the Welborne allocation will not be built out on day one. Sites such as the Welborne Business Park are identified as sites that '*...will remain in employment use during the initial phases of development, contributing to the vitality of the new community...In the long term...these employment areas will be redeveloped for housing as part of the comprehensive development of Welborne*' (para 5.11 The Welborne Plan).

8.6 In light of the historic permitted land uses and the ongoing industrial nature of the site, together with the fact the cabin and warehouse are considered semi-permanent, demountable building systems by virtue of their lightweight construction and design, the proposal is considered acceptable. Furthermore, The Welborne Plan acknowledges that existing employment sites within The Welborne Plan Boundary will continue to operate as the new community is delivered until such time as they are redeveloped.

c) Implications for Welborne

8.7 As set out above The Welborne Plan acknowledges that the delivery of the new community will take many years and in the interim existing employment sites will remain operational.

8.8 The outline planning permission for Welborne (P/17/0266/OA) indicates that the Welborne Business Park redevelopment could come forward within the earlier part of the site delivery. In the scheme of the Welborne delivery period being circa twenty-five years, the siting of a cabin and demountable building are not considered inappropriate.

8.9 Buckland Development Ltd, who are the master developer for the delivery of Welborne, do not own the Welborne Business Park. Any proposal for the future use of the site will need to be considered on its own merits.

d) Character and appearance

8.10 The cabin and storage building are sited adjacent to the western boundary of the site, set at a lower level than the A32 with substantial planting and screening between. There are a number of large buildings on the business park. The buildings do not detract from the visual appearance of the area and are considered acceptable in character and visual terms.

8.11 Any further applications submitted in the future for buildings on the business park will be considered on their own merits; this proposal will not set a precedent.

e) Transport, access and parking

8.12 The business park has two access points. The first from the A32 and the second from Forest Lane. The application red edge includes both access points. The business park has implemented a one-way system on the site. Vehicles enter from Wickham Road and leave via Forest Lane.

8.13 A neighbour in Forest Lane has raised concerns relating to additional traffic using the Lane. There is an extant authorised B2/B8 use for the site, which generates traffic movements to and from the site. The site was previously shared by two businesses, a lumber and a brick storage yard. The applicant's hours of work, 0800 – 1700 Monday to Friday is a reduction in the approved business hours for the site, 0700 – 1900 Monday to Friday and 0700 – 1300 Saturdays, which would in turn show a reduction in vehicle movements. Notwithstanding this, the buildings subject of this application will not result in an increase of vehicle movements to and from the site.

8.14 Forest Lane is and will in the future experience additional vehicle movements associated with the Welborne residential development infrastructure works.

8.15 The non-residential parking standards for the Borough require 1 space per 90sqm of new B8 floor space, which would equate to five spaces being necessary for this proposal if it were new floor space (the use is already

permitted by the 2004 planning permission- this proposal only seeks permission for the buildings and not the use).

8.16 The proposed layout shows six parking spaces adjacent to the office/welfare/trade counter cabin, together with informal parking and turning for larger vehicles.

8.17 It is considered there is adequate parking within the site and there is no reason to believe the cabin and warehouse would result in an increase in vehicle movements in Forest Lane.

f) Ecology

8.18 The site has historically been hard surfaced with soft landscaping to the boundaries. The cabin and storage building were positioned on the existing hard surfaced area with no disturbance to boundary planting. In light of this, there are no ecology or biodiversity issues.

g) Neighbouring amenity

8.19 The site has no immediate residential neighbours. Residential properties lie to the south of the business park and in Forest Lane to the south east.

8.20 In the letters of representation received in response to the application, a number of residents made reference to the previously permitted hours of work restrictions on the site.

8.21 It is not possible to impose hours of work conditions on other parts of the business park, outside of the application red edge. Planning permission was granted in December 2004 for a B2/B8 use, including outside storage and ancillary offices with an hours of work condition stating no work outside of 0700 – 1900 Monday to Friday, 0700 – 1300 Saturday, no Sundays or Bank Holidays. The applicant in this case operates 0800 – 1700 Monday to Friday only, however as the application use falls within the same use class as that previously approved the original condition still applies.

h) Summary

8.22 The site has a permitted land use for purposes falling within Use Classes B2/B8 already and this application seeks permission for the operational development of the welfare/office/trade counter cabin and demountable storage building only. The proposal is considered acceptable in visual and character terms and a suitable informative on the decision notice referring to the original hours of work condition will safeguard the amenity of neighbouring properties.

8.23 Notwithstanding the representations received, Officers consider the proposal to be acceptable and recommend that planning permission be granted.

## **9.0 Recommendation**

9.1 GRANT PLANNING PERMISSION, subject to the following Condition:

- 1) The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

Location plan

- a) Proposed site layout – JDP-DEP09-002 rev C
- b) Proposed layout – JDP-DEP09-003 rev
- c) Elevations and floor plan of trade counter/office/welfare cabin – 155/478-479
- d) Storage building details

REASON: To avoid any doubt over what has been permitted.

### **THEN**

DELEGATE authority to the Head of Planning to make any necessary modification, variation, deletion or addition to the proposed conditions.

## **10.0 Notes for Information**

10.1 For the avoidance of doubt the following condition imposed on P/04/1470/CU continues to apply:

No work shall take place within the application site outside of the hours of 0700-1900 Monday to Friday and 0700-1300 Saturday. No work shall take place on Saturday afternoons, Sundays, Bank Holidays or recognised Public Holidays.

## **11.0 Background Papers**

11.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.



# Welborne Business Park, Wickham Road

