PLANNING APPLICATION REPORT

REF NO: **EG/40/10/**

LOCATION: Poling Motor Company
Fordingbridge Industrial Est.
Barnham Road Barnham

PROPOSAL: Outline application with some matters reserved for the erection of a new building and demolition of exisiting buildings

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Proposed to demolish the existing buildings and covered areas and replace with one building measuring 33m x 15m. The building will be 3.9m to the eaves and have a ridge height of 5.5m. This will create over 500 sqm of floorspace. The application is in outline but approval is sought at this stage for access, layout and scale. Even though appearance is to be reserved, the application forms state that the proposed building will be finished in steel cladding with steel roller shutters.
SITE AREA	0.1 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	
SITE CHARACTERISTICS	A variety of commercial buildings and structures on the site. Site is adjoined by residential development to the east.
CHARACTER OF LOCALITY	Residential edge of settlements to the east (Barnham) and west (Westergate). Site is located on a relatively busy rural road.

RELEVANT SITE HISTORY

EG/79/90	Outline Application for the construction of two buildings of 15,874 sq.ft.gross external area each for B1 Use Class occupation (Resubmission following EG/21/90),to replace existing buildings.	Approve Cond 13-12-1990

EG/32/92	Change of use for storage and repair of motor vehicles	Withdrawn 27-08-1992
EG/71/92	Alterations to existing vehicular access to highway	Approve Cond 13-01-1993
EG/23/96	Change of use to include car and van rental business in conjunction with existing motor repair business	Approve Cond 10-07-1996
EG/41/96	Demolition of existing buildings and erection of new building, rationalisation of parking areas	Approve Cond 26-11-1996
EG/4/98	Development consisting of one chalet bungalow and one bungalow and alterations to existing bungalow to form new site access	Refused 08-04-1998 **Appeal: Allowed 25 08 1998**
EG/65/06/	Demolition of existing and erection of 8 no. dwellings, vehicular access, parking and garaging and landscaping (Duplicate application with EG/64/06)	Withdrawn 29-08-2006
EG/64/06/	Demoliton of existing and erection of 8 no. dwellings, vehicular access, parking and garaging and landscaping (Duplicate application with EG/65/06)	Refused 14-09-2006
EG/83/08/CLE	Application for certificate of lawfulness for an existing industrial building used for storage of motor vehicles, parts and equipment	Approve 18-02-2009
EG/20/68	Use of premises for light industrial purposes	Approve 29-05-1968
EG/36/68	Use of premises for light industrial purposes	Approve 29-07-1968
EG/2/69	Rebuilding of storage shed No 2	Approve 19-02-1969
EG/16/71	Change of use of buildings engineering factory	Approve 19-05-1971
EG/1/75	Outline for rebuilding of light industrial building	Refused 19-02-1975
EG/76/77	Demolition of sheds & erection of storage building/workshop	Withdrawn 21-04-1981

REPRESENTATIONS

Representations received:

None

Comments on Representations received:

None

CONSULTATIONS

WSCC Local Development Divis.
Southern Water Planning
Environment Agency

Consultations responses received:

Environment Agency - No objections

Southern Water - Recommend a condition relating to details of foul sewage disposal. They also provide wording that can be used as an Informative relating to trade effluent.

WSCC (infrastructure) - No highways objections raised and it is not anticipated that the proposals will increase vehicle movements at the site.

Comments on Consultation responses:

Noted

POLICY CONTEXT

Local Gap

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	AREA11	Local Gaps
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The proposals comprise the replacement of some existing buildings/structures with one larger building. This building not be significantly larger that the existing structures and, as a built up commercial site already, the proposals will have no material impact on the 'Local Gap' in AREA11.

The proposed building is located to the rear of other buildings on the site and is some way set back from the street. The size, existing use and location are such that there will be no significant impact on the character of the area.

The siting of the proposed building is some 30m off of the eastern boundary of the site and is some 55m away from residential uses. As an existing commercial site, coupled with these distances, there will be no adverse impact on residential amenity.

The site is within a sensitive area for drainage issues where pollution incidents have taken place in recent years. The applicant has stated that there will be no wc or washing facilities in the building and the EA and Southern Water have raised no objections. Suitably worded conditions are considered appropriate to ensure there is no significant impact on drainage infrastructure and water quality in the area.

A recommendation of approval is therefore made.

RECOMMENDATION

APPROVE CONDITIONALLY

1 The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

(a) Appearance;
(b) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3 Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing, by the Local Planning Authority in consultation with Southern Water.

REASON: To ensure that the development is satisfactorily drained in accordance with Policies GEN7 and GEN9 of the Arun District Local Plan.

4 This permission relates to the following approved plans;

PMC/100 Rev A
PMC/1001
PMC/1002
PMC/1003

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

5 INFORMATIVE: The application proposes development that may produce a trade effluent. No trade effluent can be discharged either directly or indirectly into any public sewer without the formal consent of Southern Water.