

**CHANGE OF USE OF PART OF
INDUSTRIAL UNIT TO SKIP
WASTE TRANSFER STATION**

**Old Park Wood Industrial
Estate, Old Park Road,
Bishops Sutton, Hampshire**

Prepared For

E RANKIN LIMITED

6508

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Bell Cornwell

CHARTERED TOWN PLANNERS

Bell Cornwell LLP
Oakview House, Station Road,
Hook, Hampshire RG27 9TP
T : 01256 766673 F : 01256 768490

Also at
Sowton Business Centre, Capital Court,
Bittern Road, Exeter, Devon EX2 7FW
T : 01392 357515 F : 01392 268167

St Mary's Court, The Broadway,
Amersham, Buckinghamshire HP7 0UT
T : 01494 618444 F : 01494 582020

bcp@bell-cornwell.co.uk
www.bell-cornwell.co.uk

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1 INTRODUCTION

1.1 This planning statement is made in relation to the accompanying full planning application for the change of use of part of an existing Class B2 general industrial building and the siting of associated portacabin offices at Old Park Wood Industrial Estate, Old Park Road, Bishops Sutton.

1.2 This application has been prepared following pre-application discussions with officers of the waste planning authority, Hampshire County Council.

1.3 In addition to this planning statement the following reports are submitted in support of the application:

Bat Report prepared by Wenman Ecology

Transport Statement prepared by Bellamy Roberts

1.4 Section 2 of this statement considers the site and its location and describes the proposed development. Section 3 refers to the planning history pertinent to this application. Section 4 sets out the relevant policy context within which this application falls to be considered and Section 5 sets out the pre-application feedback received in respect of the proposal. Section 6 comprises the design and access statement and Section 6 explains how the proposal complies with the relevant policy framework. Finally, Section 7 concludes that the proposal would comply with the requirements of national policy set out in the National Planning Policy Framework, PPS10 and the Hampshire Minerals and Waste Core Strategy.

2 SITE AND PROPOSAL

- 2.1 The site lies in open countryside approximately 2 kilometres to the north east of the village of Bramdean and fronts Old Park Road which runs approximately north south linking between the A272 at Bramdean to the south and the Bishops Sutton roundabout on the A31 to the north. The site lies approximately 2 kilometres from the A272 and 1.5 kilometres from the A31.
- 2.2 The application site is well located in relation to the main towns of Basingstoke, Winchester, Farnham, Petersfield and Alton which would be serviced from the site.
- 2.3 The site is an established industrial estate located to the western side of Old Park Road. The site is bounded to the south by woodland and the Old Park Road is well treed on either side along the frontage of the site. To the west of the site is open agricultural land which slopes up from the site. The western and northern boundaries of the industrial estate are well treed. These factors ensure that the buildings and hardstandings within the industrial estate are well integrated into their surroundings.
- 2.4 The nearest neighbour to the site is about 350 metres to the south of the site separated by Old Park Wood.
- 2.5 The industrial estate is split into two levels with a retaining wall dividing the higher southern end of the estate from the lower level to the south. There are currently no buildings on the upper level. The lower level comprises two main industrial buildings. The application site falls on the lower level.
- 2.6 The northernmost building within the estate is occupied by a company specialising in the supply and maintenance of caterpillar tracks for heavy plant. The southern building sits centrally on the site with yard to the front and rear. This building is currently vacant and in a poor state of repair.
- 2.7 The application seeks the re-use of the northern half of this building for use in connection as a skip waste transfer station. The southern portion of the building would remain in general industrial use. It is proposed to demolish the single storey

extensions to the northern and southern ends of the building and double height structure to the rear.

- 2.8 It is proposed to re-clad the building with coloured profiles steel sheeting, increase the eaves and ridge height of the northern half of the building and create a new entrance into the northern end of the building. The position of the other entrances into the front and southern end of the building would be retained in their current position.
- 2.9 It is proposed to retain the front yard area for lorry turning and staff car parking. Two portacabins are proposed to the southern end of the yard and would stand against the retaining wall. These would provide office accommodation for the proposed use. The rear yard would be reconfigured to provide additional staff parking, skip storage area and two external soil and rubble storage bunkers. A staff canteen portacabin is proposed in the yard area immediately to the north of the building. It is also proposed to replace the existing front boundary chain link fence with a 2 metre galvanised palisade fence.
- 2.10 The existing B2 buildings on the site have a floor area of 1345 sq m and it is proposed to demolish 423 sq m leaving 922 sq m, half of which (461 sq m) would be used for the waste transfer operation.
- 2.11 The application site has a site area of 0.522 hectares.

3 RELEVANT PLANNING HISTORY

- 3.1 The site has a long planning history with all but one application being refused for the development of replacement buildings on the site and redevelopment of the site for residential use and mixed residential/live-work.
- 3.2 Planning permission was granted by Winchester City Council in September 2009 under application 09/01178/FUL to erect a new industrial building to the southern end of the site following the demolition of a number of existing structures on the site, including demolition of dilapidated extensions to the building the subject of the current application. The planning permission granted permission for the building to be used for Light Industrial (B1(c)) and General Industrial (B2) purposes and is conditional on the buildings shown on the approved plans to be demolished being demolished before the new building is commenced.
- 3.3 The proposals the subject of this application proposes the demolition of all the buildings shown for demolition under application 09/01178/FUL falling within the current application site so as not to preclude the implementation of the new industrial building permitted under application 09/01178/FUL.

4 RELEVANT POLICY CONSIDERATIONS

4.1 The relevant policies against which this proposal falls to be considered are set out within the following documents:

National Planning Policy Framework

PPS10 Planning for Sustainable Waste Management

Hampshire Minerals and Waste Core Strategy

Winchester District Local Plan Review

NPPF

4.2 The NPPF sets out a number of core planning principles to underpin decision making. These include:

- Seeking to protect the intrinsic character and beauty of the countryside
- Promoting the re-use of existing resources, including the conversion of existing buildings
- Encouraging the effective use of land by re-using land that has been previously developed

4.3 The guidance requires that economic growth in rural areas is supported by taking a positive approach to sustainable new development by, inter alia, supporting the sustainable growth and expansion of all types of business and enterprise in rural areas through the conversion of existing buildings and well designed new buildings.

4.4 Paragraph 197 of the NPPF requires that in determining planning applications, local authorities should apply the presumption in favour of sustainable development.

PPS10

4.5 This document sets out the Government's policy on waste management and seeks, inter alia, to move the management of waste up the waste hierarchy of prevention, preparing for re-use, recycling, recovery and disposal only as a last resort.

4.6 Paragraph 21 of the document provides guidance to waste planning authorities in relation to waste sites put forward on un-allocated sites. This paragraph requires, inter alia, that regard should be had to the constraints on development, including any existing or proposed neighbouring land uses, any significant adverse impacts on environmental quality and the capacity of existing transport infrastructure to support the movement of waste. The paragraph requires that priority should be given to the re-use of previously developed land and redundant agricultural or forestry buildings and their curtilages.

Hampshire Minerals and Waste Core Strategy

4.7 Policy DC2 of the Core Strategy states that waste development likely to prejudice the purpose of the South Downs National Park and its setting will not be permitted (the site lies within 450 metres of the SDNP boundary).

4.8 Policy DC3 relates to the impact of waste development on the landscape and requires that waste development only be permitted where the development has due regard to the need to maintain and enhance the distinctive character of the landscape.

4.9 Policy DC6 of the Core Strategy relates to highway considerations and states that due regard must be paid to the likely volume and nature of traffic that would be generated and the suitability of the access and road network leading to the site. It also requires that the environmental impact of traffic movements be taken into consideration.

4.10 Policy DC7 requires that development which would adversely impact on protected species if the merits of development outweigh the impacts.

4.11 Policy DC13 states that waste developments will be permitted if, inter alia:

- The site reuses/redevelops previously used land
- Is on employment land, and
- Has good access to the defined minerals and waste lorry route (i.e. within 2 km of a defined lorry route)

Winchester District Local Plan Review

- 4.12 Policy CE.18 of the Local Plan relates to the extension or replacement of existing industrial buildings in the countryside and requires that such sites are accessible, will not result in any material increase in employment or traffic levels and the scale of the development achieves substantial environmental benefits.
- 4.13 This policy would appear to be at odds with the requirements of the NPPF which requires local planning authorities to proactively drive and support sustainable economic development and job creation for all types of business in rural areas. The policy would also appear to conflict with Policy DC13 of the Waste Core Strategy which again supports the principle of waste development in rural areas. Little weight can therefore be given to Policy CE.18.

5 PRE-APPLICATION FEEDBACK

- 5.1 A pre-application submission was made on 13th December 2011 and a site meeting took place with Kristina King of the waste planning authority on 20th December 2011. Written feedback was received on 13th January 2011 (Ref:PRE/2011/0290).
- 5.2 The response raises no concerns in principle to the proposed development but indicates that due regard should be had to the impact on the setting of the South Downs National Park, minimising the impact visually on the character and appearance of the area, highway safety and biodiversity.
- 5.3 With regard to highway safety the feedback indicates that the application should include details of the number of vehicles that would be generated and how this relates to the lawful use.
- 5.4 With regard to biodiversity the feedback indicates that a bat survey should be carried out and report submitted with the application considering the impact, if any, on bats.
- 5.5 The response also indicates that due consideration should be given to the mitigation of any adverse impact of the development on amenity of nearby residents, including those living in close proximity to the road, and users of the highway.

6 DESIGN AND ACCESS STATEMENT

6.1 A design statement is required because of the proposed alterations to the building. This section follows the headings set out in circular 1/2006 and advice set out in paragraphs 52 to 103. Whilst applications relating to changes of use would not normally require a design and access statement because the scheme incorporates a degree of operational development it is considered appropriate to provide a design and access statement to accompany the application.

Use

6.2 The application proposes a sui generis use as a waste transfer station from the current use of the building for general industrial (B2) purposes. The building would be used as a skip operation importing, sorting and exporting construction and demolition waste.

Amount

6.3 The proposal would result in a net reduction on floor area as a result of the removal of the extensions to the building and detached outbuilding. The existing B2 buildings on the site have a floor area of 1345 sq m and it is proposed to demolish 423 sq m leaving 922 sq m, of which (461 sq m) would be used for the waste transfer operation. 461 sq m would be retained for B2 purposes.

Layout

6.4 The building would be sub-divided internally to separate the general industrial floor space from the waste transfer area. A secure compound would be created to the rear.

Scale

6.5 It is proposed to utilise only the existing buildings on site. No new build floor space is proposed. The proposal seeks to raise the ridge and eaves height of the northern half of the existing building to allow for the loading and unloading of skips within the building.

Landscaping

- 6.6 The existing boundary hedges and trees provide a good degree of screening and will be retained. No additional landscaping is considered necessary.

Appearance

- 6.7 The appearance of the building will change with the increases eaves and ridge height, the re-cladding of the buildings and the removal of the extensions to the building. The walls of the building would be re-clad in dark green profiled metal cladding with light green fibre cement roofing sheets

Access

- 6.8 The site will continue to be accessed as existing.

7 EXPLANATORY COMMENTS

- 7.1 The site forms part of an established industrial estate and therefore the proposal would reuse land that was previously developed. As such the proposal would accord with the requirements of the NPPF, PPS10, and policy DC13 of the Hampshire Minerals and Waste Core Strategy which encourage the reuse of previously developed land and buildings.
- 7.2 The NPPF places significant weight on supporting the growth of businesses, including waste operations, in order to create jobs and prosperity. This includes supporting sustainable growth in rural areas. The proposal will generate employment (about 12 jobs) and foster economic growth which would benefit the rural economy. The environmental consequences are considered further below.
- 7.3 The buildings on the site are in very poor condition both physically and visually having been disused for some time. The application proposes to remove a number of unsightly extensions to the buildings and re-clad the entire building which would significantly improve the appearance of the building. The building will be re-clad in green profiled sheeting coloured to blend with the verdant foreground and backdrop and provide much improved business accommodation. Whilst it is proposed to increase the eaves and ridge height of the northern half of the building this change would not materially alter the appearance of the site when viewed from the road given the tree and hedge screening to the front of the site and backdrop of rising land to the rear.
- 7.4 The use of the northern half of the building for waste transfer is unlikely to materially alter the appearance of the site from the road compared to its lawful use for general industrial purposes. Any skips, materials and equipment would be stored in the proposed storage yard to the rear of the building and this area is screened from public view by the buildings on the site. The proposed portacabin offices to the front of the building are sited against the retaining wall and will therefore not be immediately apparent from the road. The existing tree plating to the front boundary of the site will be retained and the replacement of the existing chain link security fence with a palisade fence will act to further reduce views into the site.

- 7.5 In view of the above it is considered that the development within the site would not impact materially on the character and appearance of the site and would not harm the distinctive character of the landscape. As such the proposal would comply with the requirements of Policy DC3 of the Core Strategy.
- 7.6 The proposed use lies outside the South Downs National Park and it is not considered that the appearance of the site will materially alter its impact on the setting of the National Park. Similarly any noise generated within the site would be unlikely to impact on the enjoyment of the National Park by users. The proposal to route traffic northwards from the site, away from the National Park would ensure that any adverse impact of lorry movements on the National Park will be avoided.
- 7.7 The closest residential property to the site is about 350 metres to the south with intervening woodland. It is unlikely therefore that the proposed use of the site would have a materially greater impact than the lawful general industrial use.
- 7.8 With regard to traffic generation the accompanying Transport Statement estimates that proposed development will reduce the overall levels of traffic generation from the site and HGV flows would fall within the range that could be generated by the existing lawful use of the site.
- 7.9 From an amenity standpoint the section of Old Park Road to the south of the site passes a number of residential properties and falls within the boundary of the SDNP. The southern section is also marked as being unsuitable for HGVs. In view of these factors the applicant is willing to accept a Routing Agreement or condition requiring that all HGVs travel to and from the site via the northern stretch of the road between the site and the junction of Old Park Road and the A31. This would reduce HGV movements through Bramdean, and would take HGV traffic away from the SDNP compared to the existing lawful B2 use. In view of the above it is considered that the proposal would comply with the requirements of policies DC2 and DC6 of the Core Strategy.
- 7.10 The site lies within 2 kilometres of and has good access to a waste lorry route (the A31) as required by Policy DC13(e) of the Core Strategy.

7.11 With regard to biodiversity a daylight bat survey of the buildings scheduled for demolition, re-cladding and reuse has been undertaken and the survey report forms part of the application documents. The survey found no evidence of bats using the buildings and that the buildings provided negligible roosting opportunities for bats. It is therefore unlikely that the proposed development would impact on bats or their roosts. The report identifies the use of the main building by pigeons and swallows nests in the western extension. In view of this the report advises that the western extension should not be demolished during the nesting season (March to April inclusive). In view of the findings of the report the proposals would not adversely impact on protected species and therefore the proposals would comply with Policy DC7 of the Core Strategy.

8 CONCLUSIONS

8.1 It is considered that the proposal would comply with the requirements of the NPPF, PPS10 and the Hampshire and Minerals Waste Core Strategy for the following reasons:

- The proposed development would make use of previously developed land within an established industrial estate
- The site is well located in relation to the defined minerals and waste lorry routes and has good access from the A31
- The site is remote from residential properties and therefore the use would be unlikely to impact harmfully on the amenity of local residents, indeed the routing of HGVs north from the site would be beneficial in amenity terms compared to the existing lawful B2 use
- The development would improve the appearance of the site and would not be harmful to the character and appearance of the countryside or setting of the SDNP
- The development will not be harmful to biodiversity