

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

114-118 Blackfield Business Centre, Unit 13

Address Line 1

Hampton Lane

Address Line 2

Address Line 3

Hampshire

Town/city

Blackfield

Postcode

SO45 1UB

Description of site location must be completed if postcode is not known:

Easting (x)

444425

Northing (y)

102168

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

R

Surname

Norris

Company Name

### Address

Address line 1

114-118 Blackfield Business Centre, Unit 13 Hampton Lane

Address line 2

Address line 3

Town/City

Blackfield

County

Hampshire

Country

Postcode

SO45 1UB

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\* REDACTED \*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\* REDACTED \*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

1940.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

CHANGE OF USE OF UNITS 13-14 FROM LIGHT INDUSTRIAL, TO USE CLASS B2 (VEHICLE REPAIRS) AND ALTERATIONS TO PROVIDE A LARGER SALES / STAFF OFFICE AT UNITS 13-15, BLACKFIELD BUSINESS CENTRE, 114-118 HAMPTON LANE, SO45 1UB

Has the work or change of use already started?

Yes

No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

01/05/2022

Has the work or change of use been completed?

Yes

No

## Existing Use

Please describe the current use of the site

Light Industrial (Former Use Class B1 / Class E)

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

No external alterations proposed to units 13, 14,15 Existing Sales Office; timber cladding

**Proposed materials and finishes:**

No external alterations proposed to units 13, 14,15 Proposed Sales Office; painted block work

**Type:**

Roof

**Existing materials and finishes:**

No external alterations proposed to units 13, 14,15 Existing Sales Office; composite tiled roof

**Proposed materials and finishes:**

No external alterations proposed to units 13, 14,15 Proposed Sales Office; High performance flat roof

**Type:**

Windows

**Existing materials and finishes:**

No external alterations proposed to units 13, 14,15 Existing Sales Office; white upvc

**Proposed materials and finishes:**

No external alterations proposed to units 13, 14,15 Proposed Sales Office; white upvc

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

KA/2023/J44 A100 Existing location / site plan  
KA/2023/J44 A101 Existing floor plans  
KA/2023/J44 A200 Existing elevations  
KA/2023/J44 A102 Proposed location / site plan  
KA/2023/J44 A103 Proposed floor plans  
KA/2023/J44 A201 Proposed elevations  
KA/2023/J44 Design and Access Statement  
KA/2023/J44 Biodiversity Checklist  
KA/2023/J44 CIL Form 1

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

- Yes  
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes  
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes  
 No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes  
 No

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes  
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes  
 No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes  
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes  
 No

Will the proposal increase the flood risk elsewhere?

- Yes  
 No

How will surface water be disposed of?

- Sustainable drainage system  
 Existing water course

- Soakaway
- Main sewer
- Pond/lake

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown



## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes

No

If Yes, please provide details:

Refer to site plans, existing refuse storage area to be utilised.

Private collection companies already under contract for the collection of engine oil, oil filters and tyres which are all stored responsibly on site.

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes

No

If Yes, please provide details:

Refer to site plans, existing refuse storage area to be utilised.

Private collection companies already under contract for the collection of engine oil, oil filters and tyres which are all stored responsibly on site.

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Refer to site plans, existing refuse storage area to be utilised.

Private collection companies already under contract for the collection of engine oil, oil filters and tyres which are all stored responsibly on site

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Please add details of the Use Classes and floorspace.

**Use Class:**

E(c)(iii) - Other appropriate services in a commercial, business or service locality

**Existing gross internal floorspace (square metres) (a):**

7

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**

7

**Total gross new internal floorspace proposed (including changes of use) (square metres) (c):**

25

**Net additional gross internal floorspace following development (square metres) (d = c - a):**

18

| Totals | Existing gross internal floorspace (square metres) (a) | Gross internal floorspace to be lost by change of use or demolition (square metres) (b) | Total gross new internal floorspace proposed (including changes of use) (square metres) (c) | Net additional gross internal floorspace following development (square metres) (d = c - a) |
|--------|--|---|---|--|
|        | 7  | 7   | 25  | 18   |

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time

5

Part-time

2

Total full-time equivalent

6.00

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

7

Part-time

3

Total full-time equivalent

9.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

**Use Class:**

B2 - General industrial

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

08:00

**End Time:**

17:00

**Saturday:**

**Start Time:**

09:00

**End Time:**

13:00

**Sunday / Bank Holiday:**

**Start Time:**

**End Time:**

**Use Class:**

E(a) - Display/Sale of goods other than hot food

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

08:00

**End Time:**

18:00

**Saturday:**

**Start Time:**

09:00

**End Time:**

17:00

**Sunday / Bank Holiday:**

**Start Time:**

10:00

**End Time:**

16:00

Industrial or Commercial Processes and Machinery

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The change of use is for Class B2 and relates to the servicing of vehicles. The use of an air compressor to power wheel wrench gun and car wash unit is to be powered via an inline connector.

The air compressor is a Hyundai 3hp 200L Air Compressor (HY3200S). The compressor is belt driven and so provides efficient, quiet and cool performance.

Size: 980mm (h) x 500mm (w) x 1310mm (l). It has a noise level of 75dB at 7m.

The air compressor will be relocated from the current location and installed within a purpose built timber frames, acistically treated housing within unit 4.

No panel beating is proposedm any small dent removals are subcontracted.

Paint spraying is subcontracted out and if carried out on the red-line of the site, this is will be beneath the existing canopy.

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

If Yes, please specify each hazardous substance and the amount involved:

**Hazardous substance :**

Other (please specify)

**Other (please specify):**

Engine Oil

**Amount - Tonne(s):**

0.7000

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes

No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Rob

Surname

Wiles

Declaration Date

04/12/2023

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Rob Wiles

Date

2023/12/04