

**Planning, Transport & Sustainability Division  
 Planning and Rights of Way Panel 15 January 2013  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> Southampton Logistics Ltd, Unit F West Quay Road SO15 1GZ			
<b>Proposed development:</b> Change Of Use From Warehouse Building Into A Dance Rehearsal Studio With Offices And Training Centre			
<b>Application number</b>	12/01459/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Andrew Gregory	<b>Public speaking time</b>	5 minutes
<b>Last date for determination:</b>	OVER	<b>Ward</b>	Bargate
<b>Reason for Panel Referral:</b>	Departure from the Development Plan	<b>Ward Councillors</b>	Cllr Bogle Cllr Noon Cllr Tucker

<b>Applicant:</b> Pullen Associates	<b>Agent:</b> Pullen Associates
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<b>Recommendation Summary</b>	<b>Conditionally approve</b>
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<b>Appendix attached</b>			
1	Development Plan Policies		

**Reason for granting Permission**

The site is safeguarded for Industry and Warehousing use under Saved Policy RE110(xiii) of the Local Plan Review. Whilst the proposed Dance Rehearsal Studio With Offices And Training Centre does not strictly accord with the site specific designation, the Council is satisfied that the site has been marketed for a sufficient period without take up, and the proposed alternative use is acceptable on the basis that it brings the building back into use. The proposed use has economic and employment benefits by allowing Carnival, a major city employer, to relocate its bespoke dance rehearsal studios to Southampton.

The development is acceptable taking into account all other relevant policies and proposals in the Development plan as set out below. Overall the principle scheme is acceptable, particularly it would provide continued employment use for the site and the proposed use will not prejudice neighbouring commercial and industrial activities.

Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SDP3, SDP4, SDP7 and REI10(xiii) of the City of Southampton Local Plan Review (March 2006) and policies CS6 and CS7 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

## **Recommendation in Full**

### **Conditionally approve**

#### **1.0 The site and its context**

- 1.1 The application site comprises a warehouse building, vacant since June 2012, located at the south-western end of the West Quay industrial estate. The warehouse building has a double pitched roof and is finished in face brick. The building has been extended to the front to provide office accommodation. An enclosed yard area is located at the rear accessed via a gated driveway. Forecourt parking is located to the front.
- 1.2 West Quay industrial estate predominantly comprises industrial and warehousing units. However Unit K has been converted into a roller disco/ dance studio and is authorised for D2 (leisure) use. The industrial estate is accessed from West Quay Road. The estate is pedestrian friendly with footways in place.

#### **2.0 Proposal**

- 2.1 The application seeks change of use from warehousing into a dance rehearsal studio with offices and a training centre for Carnival Group PLC. The proposal is to create 3 dance studios together with a voice coaching room and store room within the existing warehouse building. The existing ground floor offices will be converted to create office, changing rooms and rest areas for the dancers and instructors, the upper floor offices will be used as offices and a training centre.
- 2.2 Carnival UK wish to relocate from their existing dance studio in London to bespoke dance rehearsal studios for their cruise ship entertainers. There would be between 35-60 persons attending the training courses with 1 full time member of staff. The premises would operate between the hours of 09:00 to 18:00.
- 2.3 No external changes are proposed to the building. 1 Car parking space and 15 cycle parking spaces are proposed to serve the use.

#### **3.0 Relevant Planning Policy**

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

3.3 The policies of the South East Plan, Southampton's Core Strategy and Local Plan Review have been taken into account in the consideration of this application. The Core Strategy is in general conformity with the South East Plan, and it is not considered that the policies in the South East Plan either conflict with or add particular weight to the policies in the Core Strategy for this application. Consequently only the local statutory development plan policies (Core Strategy and Local Plan Review) have been cited in this report.

#### **4.0 Relevant Planning History**

4.1 Ware house with offices constructed under permission 6667/1136/14R1 granted 16.09.1958.

#### **5.0 Consultation Responses and Notification Representations**

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, placing a press advertisement (1.11.12) and erecting a site notice (25.10.12). At the time of writing the report no representations have been received.

5.2 **SCC Highways** - No objection

5.3 **Planning Policy** – No objection.

5.4 **Pollution & Safety**) - No objection subject to a condition to secure the proposed hours of use (09:00 to 18:00)

Officer response - It is considered unreasonable and unnecessary to restrict the hours of use given there is no noise-sensitive residential use within the vicinity.

5.7 **Environment Agency** – No objection

#### **6.0 Planning Consideration Key Issues**

6.1 The key issues for consideration in the determination of this planning application are:

##### **6.2 Principle of Development**

6.2.1 The Council's planning policy team have raised no objection to the proposed departure from policy RE110(xiii) and are satisfied that the site has been marketed for industrial and warehousing use for a sufficient period (10 months) without take-up.

6.2.2 The proposed dance rehearsal studio, offices and training centre provide opportunity to bring the building back into use.

6.2.3 Whilst the proposed use only provides 1 full time employee, there are indirect economic and employment benefits because the proposal will support a major city employer by allowing Carnival UK to relocate its dance studio to Southampton.

6.2.4 The bespoke dance rehearsal studios will provide training for employees within the cruise industry, a key employment sector within the city.

The site is located in close proximity to the Carnival Headquarters in Harbour Parade.

6.2.5 It is recommended that a condition be added to make the consent personal to Carnival UK and its subsidiaries. The proposed departure is acceptable because of the particular circumstances of this case. Any alternative future D1/D2 uses can be considered on their own merits.

### 6.3 Impact on nearby commercial uses

6.3.1 The proposed dance studio will not prejudice the operation of nearby commercial and industrial activities.

### 6.4 Highway Matters

6.4.1 The site is located within a sustainable location in close proximity to the city centre and the Carnival Headquarters on Harbour Parade.

6.4.2 The area is well served by public transport and the site is also accessible by bike and on foot. On site storage for 15 bicycles is to be provided.

6.4.3 On site car parking is available to the front and within the yard area to the rear. The supporting Design & Access Statement indicates that less than 20% of visitors will attend the premises using a car.

6.4.4 No objection has been raised by the Council's Highway Engineers.

## 7.0 Summary

7.1 Whilst the proposed Dance Rehearsal Studio With Offices And Training Centre does not strictly accord with the site specific designation, the Council is satisfied that the site has been marketed for a sufficient period without take up, and the proposed alternative use is acceptable on the basis that it brings the building back into use. The proposed use has economic and employment benefits by allowing Carnival, a major city employer, to relocate its bespoke dance rehearsal studios to Southampton.

7.2 Overall the principle scheme is acceptable, particularly it would provide continued employment use for the site. The proposed use will not prejudice neighbouring commercial and industrial activities and the travel demands of the development are met.

## 8.0 Conclusion

It is recommended that planning permission be granted subject to conditions.

### Local Government (Access to Information) Act 1985 Documents used in the preparation of this report Background Papers

1a, b, c, 2b, c, d, 3a, 4i, l, vv, 5e, 6c, 7a, 9a & b

**AG for 15/01/13 PROW Panel**

## **PLANNING CONDITIONS**

### **01. APPROVAL CONDITION - Full Permission Timing Condition - Change of use**

The use hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990(as amended).

### **02. APPROVAL CONDITION - Personal consent**

Unless otherwise agreed in writing by the Local Planning Authority the use of the building as a dance rehearsal studio with offices and training centre hereby approved shall be for the benefit of Carnival and their subsidiaries and for no other business, person or persons.

REASON: This consent represents an acceptable departure from policy RE110(xiii) because of the particular circumstances of this case.

### **03. APPROVAL CONDITION - Approved Plans**

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.

**POLICY CONTEXT**

Core Strategy - (January 2010)

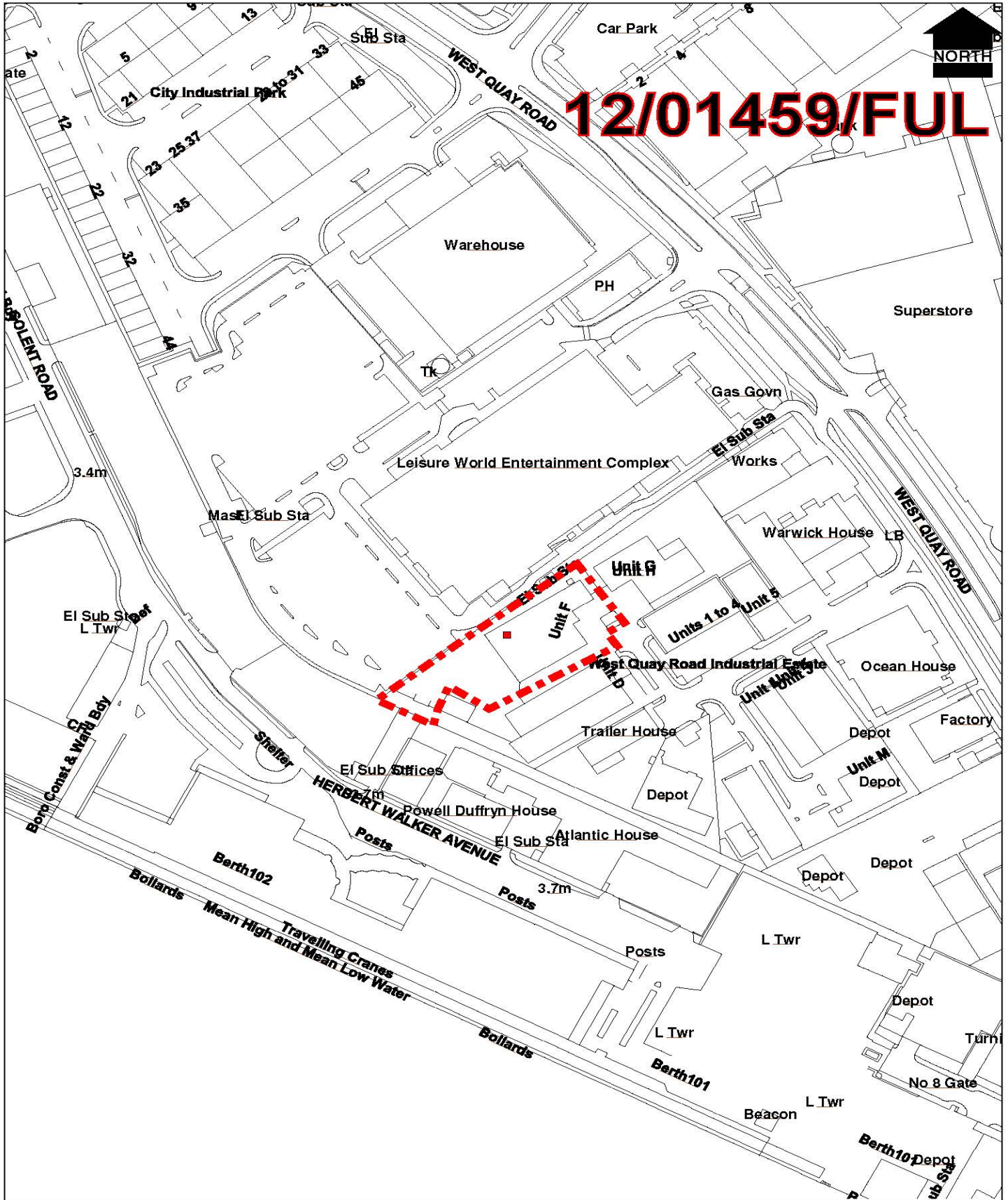
CS6 Economic Growth  
CS7 Safeguarding Employment Sites

City of Southampton Local Plan Review – (March 2006)

SDP1 Quality of Development  
SDP4 Development Access  
SDP7 Urban Design Context  
REI10 Industry and Warehousing

Other Relevant Guidance

The National Planning Policy Framework 2012



Scale : 1:2500

Date :04 January 2013

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