
Site Address:	C C N Communications Ltd, New Lane, Havant, PO9 2NE		
Proposal:	4 x modular units and associated hardstanding (Retrospective).		
Application Type:	Retrospective Planning Permission		
Application No:	APP/23/00768	Expiry Date:	02/11/2023
Applicant:	Mr Rogers		
	CCN Communications		
Agent:	Shahi	Case Officer:	Denise Sheath
	RS Studio		
Ward:	Bondfields		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

C C N Communications Ltd, New Lane, Havant. The site is situated north of the Spring Business Park on a broadly square shaped site. The site is a broadly square shaped site, with the Modular Units which are subject to this application are set out in a broadly L shape. An area for the storage of non-hazardous substances and materials is located to the east within the application site. The site boundaries are screened by 2m high secure fencing.

The site is located in the built up area and is surrounded by industrial buildings to the north, east and south.

2 Planning History

None relevant

3 Proposal

4 x modular units and associated hardstanding (Retrospective).

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS2	(Employment)
DM3	(Protection of Existing Employment and Tourism Site)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development is not within a conservation area and whilst there are trees subject to a Tree Preservation Order (TPO 0888) to the south west of the site, they would not be adversely impacted by the proposed development.

The nature of the development does not require any significant below ground works (as stated in the Design and Access Statement) and therefore the impact to the existing trees on the boundary of the site is not judged to be significant.

However, it would have been preferable to have a tree survey and supporting information that documented the impact of the development, foundations, service runs, areas of hard standing in relation to the trees and their root protection areas prior to development commencing to allow for a more informed decision when judging the application.

Overall, the development is not judged to have a significant detrimental impact to trees and would be in accordance with policy DM8 of the Core Strategy (2011).

Environment Agency

We have reviewed the information as submitted and set out our position below.

Environment Agency Position

We have no objection to the proposal as submitted.

The site is within the confined area of the SPZ1 for the Bedhampton and Havant springs. The site is underlain by London clay and chalk aquifer occurs at depth beneath

the site. The London clay will protect the underlying chalk aquifer from any contamination in the shallow soils. A principal concern with developments in this location would be any deep foundations, which may compromise the clay above the chalk aquifer. As this application is for porta cabins, it is highly unlikely that there would be any deep foundations. Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Portsmouth Water Company

No comments received

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map

legend. **On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.**

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 46

Number of site notices: 1_

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Southern Gas

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

The proposal is for the retention of 3No. modular units, with 1No. modular unit still proposed to be installed within the application site. The layout of the modular is simplistic with a series of rectangular shapes joined together by link corridors. The site is accessed via a communal entrance from New Lane. An area of hardstanding, which provides parking facilities for site users can be found adjacent the front boundary of the site, closest to New Lane. The nearest building is positioned 7.5m from the road edge. The elevations are grey in colour which is common for buildings within an industrial area. The facilities aim to host offices, and training facilities for staff for CCN Communications

Overall the building would have an industrial/commercial appearance which would relate well to the character of other industrial style buildings in the nearby vicinity. Therefore in terms of visual impact, the scheme is considered acceptable and would not have an adverse impact on the appearance of the area and as such, accord with Policy CS16

(iii) Impact upon residential amenity

The application site is surrounded by industrial units to the north, east and southern boundaries. It is not considered that the proposal would have a negative impact upon these Industrial units.

The nearest residential properties to the application site are located to the east. There would be a minimum distance of 35m to the rear facing elevations of these neighboring properties from the modular units, they would also be separated by the highway of New Lane with high trees and shrubbery in excess of 3m along their rear boundaries. It is therefore considered the development would have a negligible impact on the residential properties in the surrounding area which complies with Policies CS16 and DM10 of the Havant Borough Council Core Strategy.

(iv) Southern Gas

Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

8 Conclusion

The proposal is considered to be of a scale and appearance that is appropriate to the commercial nature of the site and would not result in an unacceptable harm to the character and appearance of the area or result in any detrimental impact upon neighbour amenity. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/23/00768 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 06 October 2023

Design and Access Statement - Received 06 October 2023

Location and Proposed Plans - Drawing No.1654-P-01 - Received 06 October 2023

Reason: To ensure provision of a satisfactory development.