
Site Address: 32 New Lane, Havant, PO9 2NG
Proposal: Proposed external site alterations comprising the installation of height restrictor, welfare unit and maintenance shed.
Application Type: Full Planning Permission
Application No: APP/23/00537 Expiry Date: 15/08/2023
Applicant: Amazon UK Services Limited
Agent: Mr Merry Case Officer: David Eaves
 Dalton Warner Davis LLP
Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

32 New Lane, Havant is now occupied by the Amazon Distribution Warehouse and the proposal relates to the provision of external site alterations comprising the installation of height restrictor, welfare unit and maintenance shed.

2 Planning History

APP/21/00200 - Demolition of existing buildings and redevelopment of site comprising erection of distribution warehouse (class B8) with ancillary offices and related facilities, vehicle storage deck, new access, landscaping and associated infrastructure (approved 22.10.21). Request to discharge conditions 11 and 19 (received 27.10.21). Request to discharge conditions 14, 15, 16, and 27 (received 10/12/2021). Request to discharge condition 17 (received 16.12.21). Request to discharge condition 22 and 28 (recd 13.1.22)., PERM,22/10/2021

APP/21/00783 - Application to determine whether prior approval is required for the method of demolition of buildings including slab removal and any proposed restoration. , PAYA,01/10/2021

APP/21/01244 - Variation of condition No's 4 (Operational Management Plan), 9 (Livery/Branding), 10 (Traffic Monitoring) and 28 (Employment and Skills Plan) of planning permission APP/21/00200 and the introduction of a new Community Liaison Strategy Condition. Request to discharge conditions 11, 14, 15, 16, 17, 18, 19, 22, 26 and 27 (received 27/03/2022). Request to discharge condition 12 (received 10/06/2022). Request to discharge conditions 5 and 6 (received 10/08/2022).Request to discharge condition 25 (27.09.22)., PERM,09/02/2022

APP/22/00612 - Display of 5No. non illuminated signs, PERM,06/09/2022

APP/22/00895 - Proposed replacement fire hydrant tanks and pump house with associated works and landscaping., PERM,23/12/2022

APP/22/00919 - Application for Non-material amendment to Planning Permission APP/21/01244 relating to minor revisions - mezzanine floor alterations, re-positioning of windows/vents, addition of canopies on northern and southern side, relocation of smoking shelters, installation of gates to boundary treatments and access alterations.

, PERM,27/01/2023

APP/23/00111 - Display of 63 surface and pole mounted non-illuminated signs.

, PERM,18/09/2023

APP/23/00617 - Retention of 3 x non-illuminated direction operational signage on the western façade of the southern guard hut., PERM,12/09/2023

3 Proposal

Proposed external site alterations comprising the installation of height restrictor, welfare unit and maintenance shed.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

CS20 (Transport and Access Strategy)

Havant Borough Local Plan (Allocations) July 2014

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

No comment

Community Infrastructure

No comments received

Councillor Gillian Harris

No comments received

Councillor Imogen Payter

No comments received

Councillor Phil Munday - St Faiths

No comments received

Economic Development

No comments received

Hampshire Fire & Rescue

Description of Works:

HIWFRS understands that the project involves proposed external site alterations comprising the installation of height restrictor, welfare unit and maintenance shed.

I confirm that Hampshire & IOW Fire and Rescue Service (HIWFRS) has received your application, dated 03 August 2023. The inspector named above has considered the information provided and has made the following comments:

Building Regulations: Access for Firefighting

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Hampshire Act 1983 Section 12 – Access for Fire Service

Access to the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings within the site will be dealt with as part of the building regulations application at a later stage). Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations.

Fire and Rescue Services Act 2004

The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.

Height Restrictor

The installation of the proposed height restrictor may prevent fire appliance access to the rear of the building.

It should be ensured that vehicular access, in accordance with Approved Document B, can still be achieved.

Officer Comment: *An informative has been added to the Decision Notice in relation to fire access.*

Access for High-reach Appliances

High reach appliances currently operated by the HIWFRS exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows. Structures such as bridges, which a high-reach appliance may need to cross should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building.

Water Supplies

Additional water supplies for fire fighting may be necessary. You should contact the Water Management Team, Hampshire & IOW Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (hydrants@hantsfire.gov.uk) to discuss your proposals.

Fire Protection

HIWFRS would strongly recommend that consideration is given to the installation of an Automatic Water Fire Suppression System (AWFSS) to promote life safety and property protection within the premises.

HIWFRS is fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact of fire on the wider community.

Testing of Fire Safety Systems

HIWFRS strongly recommends that, upon commissioning, all fire safety systems are fully justified, fully tested and shown to be working as designed. Thereafter, their effectiveness should be reconfirmed periodically throughout their working lifecycles.

Fire-fighting and the Environment

Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam. The Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a 'controlled burn' may take place. This of course could lead to the total loss of the building and its contents.

Premises' occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages.

HBC Environmental Services

No comments received

Waste Services Manager

No comments received

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: 23

Number of site notices: 3

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) Highway implications

- (i) Principle of development

7.2 The application site is situated within an urban area and existing long established industrial estate where further development is considered acceptable subject to the usual development control criteria.

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

- 7.3 The proposals relate to the following elements and these are considered separately below:

Installation of height restrictor;
Welfare unit and;
Maintenance shed

Installation of height restrictor

- 7.4 The proposal is for a height restrictor to be installed to the rear of the site and this would take the form of a 2.3m high barrier. The height restrictor is an openable structure. The restrictor would be positioned to the north of the loading bays at the back of the warehouse. The northern site access is not to be used by HGV's and these are to use the southern site access, the restrictors would help to prevent HGV's exiting or leaving by the wrong northern access. The barrier would be set back from any site boundary and would have a very limited and acceptable visual impact on the character and appearance of the area.

Welfare unit

- 7.5 The proposed welfare unit is proposed to be located towards the north-east side of the site. It would have a height of less than 3m, a width of approximately 3m and depth of approximately 7.5m. The unit would provide toilet and kitchenette facilities. The walls would be profiled plastisol coated galvanised steel - colour grey. The unit is considered acceptable in its context within the distribution complex and wider area and provides comfort facilities for drivers.

Maintenance shed

- 7.6 The maintenance shed would be located to the rear of the multistorey carpark and warehouse. It would have a slightly sloping mono-pitch roof with a maximum height of 2.796m and be approximately 5.2m x 5.2m in footprint. The structure would be mainly timber clad and would have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

- 7.7 The closest residential properties are located to the east of the railway line and well off the proposed developments. It is not considered that the proposals would have a detrimental impact on residential amenities.

(iv) Highway implications

- 7.8 The proposals are not considered to have a negative impact on the approved highway requirements for the original development; the height restrictor in particular assisting in the control of HGV movements across the site in order that they accord with the approved vehicular arrangements.

8 Conclusion

- 7.9 In conclusion, the proposals are considered acceptable in principle and would have a very limited and acceptable impact on the character and appearance of the area in the

context of the distribution warehouse. They are considered to have no significant impact on residential amenity or highway impacts.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00537 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan Drawing No. DPO1-SMR-00-ZZ-DR-A-2304-S4-Rev P1

Additional External Works - Site Plan Drawing No.

DPO1-SMR-00-ZZ-DR-A-2305-S4-Rev P1

Maintenance Shed Drawing No. DPO1-SMR-00-ZZ-DR-A-6101-S4 Rev P1

Welfair Unit Details Drawing No. DPO1-SMR-00-ZZ-DR-A-6102-S4 Rev P1

Height Restrictor Drawing No. DPO1-SMR-00-ZZ-DR-A-6103-S4 Rev P1

Cover Letter Charlie Merry dated 16th June 2023 Ref: 15674

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.