
Site Address:	Dunsbury Business Park, Fulflood Road, Havant		
Proposal:	Non material change for alteration to parking arrangements.		
Application No:	APP/20/00634	Expiry Date:	19/08/2020
Applicant:	Ms A Collins		
Agent:	Mr S Potter	Case Officer:	Lesley Wells
	Stephen Potter Architectural Services		
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in the Dunsbury Business Park which is located off Fulflood Road in Leigh Park. The site is being redeveloped following the implementation of planning permission reference APP/15/01233. The site is surrounded by industrial uses to the north, west and east, with a stream to the southern boundary and a tree buffer separating residential development to the south of the site.

2 Planning History

APP/14/00055 - Change of use of land to allow provision of fast food mobile van with static seating area to rear and CCTV camera., TPP,16/05/2014
APP/15/00097 - Change of use of land from parking to allow siting of a catering trailer (retrospective)., PERM,15/09/2015
APP/15/01117 - Confirmation that S106 obligations have been met relating to 04/51184/050., PERM,02/12/2015
APP/15/01201 - Variation of Condition 1 of APP/14/00805 to allow permanent change of use from B1 to D2 for aerial fitness classes. , PERM,08/01/2016
APP/15/00332 - Use as Coach Business. 3 lock up units, 3 storage units, wash down area and ancillary development., UNK,
APP/15/01233 - Erection of approx 1,920sqm of Warehouse, 890sqm of office space and a 220sqm training school facility with associated enclosed loading areas, car parking and refuse storage. Permitted 24/01/16.
APP/18/00478 - Application for variation of Condition 15 of Planning Permission APP/15/01233 relating to internal layout, fenestration layout and main entrance. Permitted 16/08/18.
APP/19/00875 - Variation of condition No.2 of Planning Permission APP/18/00478 relating to amendment to approved plans. Permitted 03/12/19.
APP/20/00430 - Single storey pump house and three water storage tanks for internal sprinkler system. Current application under consideration.

3 Proposal

Non material change for alteration to parking arrangements - this resulting in the relocation of 11 car parking spaces from the eastern boundary of the site to the southern boundary. The intention of the non-material amendment is to release space on the eastern boundary of the site to accommodate a sprinkler system, which is the subject of current planning application APP/20/00430.

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

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS2	(Employment)
CS3	(Skills and Employability)
DM10	(Pollution)
DM12	(Mitigating the Impacts of Travel)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

LP3	(Leigh Park Mixed Use Allocations)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application, if relevant. Therefore, those requirements do not apply to this type of application. The Government has advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 5.2 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) Appropriateness of design and impact on the character of the area
 - (iii) Effect on neighbouring properties
 - (iv) Drainage & Flooding
- (i) Principle of development
- 5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of change and impact on the character of the area

5.4 The change relates to the following:

The relocation of the car parking from along the eastern boundary to the southern boundary of the site.

The change to the approved scheme would have no material impact on the original design or the character of the area. It would maintain access through for servicing vehicles and can therefore be considered as non-material in terms of its impact on the overall character and function of this established commercial area.

(iii) Effect on neighbouring properties

5.5 The alterations to part of the layout of the car parking is not considered to have any significant impact on neighbouring amenity to the south, due to the separation distance from the closest residential dwelling.

5.6 The proposed change is relatively modest and it is considered it is unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

(iv) Drainage & Flooding

5.7 This non-material amendment has run in tandem with application APP/20/00430 for a 'Single storey pump house and three water storage tanks for internal sprinkler system.' This proposal requires the relocation of the car parking along the eastern boundary to the south, which is the subject of this non material amendment.

Southern Water was consulted over application APP/20/00430, with the agent confirming that the the drainage remains unchanged from that approved. However, a condition linking back to the approved drainage plans/permissions is recommended on that application.

As to the proximity of the car parking to the water course to the south of the site, the Environmental Agency was consulted under reference APP/20/00430, who raised no objection to the proposal.

6 Conclusion

6.1 Overall, the proposed alteration to part of the parking layout to the south of the site is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00634 subject to the following conditions

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

Revision to approved plans and elevations Drg No. 2014.01A

Reason: - To ensure provision of a satisfactory development.

- 2 The development hereby permitted shall be carried out in accordance with the Surface and Foul Water disposal details submitted in relation to condition Nos.9 and 11 of planning permission APP/18/00478 and subsequently approved on the 1st February 2019 and 2nd October 2019 as amended by Planning Permission APP/19/00875 drawing No. 1853.05. All details shall be implemented and maintained in accordance with the previously approved details.

Reason: To ensure the appropriate management of surface water runoff to control the rate of inputs to local surface waters and to mitigate potential pollution of local surface waters. This condition is imposed having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011.