
Site Address: Hermitage Park, Harts Farm Way, Havant
Proposal: Application for non-material change to Condition 2 of Planning
Permission APP/18/01281 relating to replacement of Drwg no: 4000-GF-DR-PP-103
with Drwg no: 4000-GF-DR-PP-103 A.
Application No: APP/19/01206 Expiry Date: 09/01/2020
Applicant: Mr David Sheppard
Agent: Case Officer: Steve Weaver
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application is located at Hermitage Park which is a purpose built industrial park located off Harts Farm Way. The site is a square parcel of land on the south west of Hermitage Park although there are no clear defined site boundaries. The site is currently occupied by some hardstanding and overgrown vegetation with peripheral trees along the northern and western boundaries with the A27 dual carriageway beyond the Park to the north of the site. The site is located in a Flood Zone 1 with a main river line running adjacent to the site and a surface water sewer crossing the site. Further afield to the site lies a range of commercial and industrial uses. There is also a mains gas pipe which runs close to the western boundary of the site.

2 Relevant Planning History

APP/17/00511 - Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid. (23.11.17). Request to discharge condition no's 3,4,5 & 6 (14.01.19)., PERM,23/11/2017

APP/18/01281 - Variation of conditions 2 (approved plans) and 3 (sewer diversion details) of Planning Permission APP/17/00511 (Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid) in order to retain the existing sewer, change type of containerised generator, remove transformers and replace with a single 33kv transformer, amend size of proposed substation, reconfigure layout accordingly, replace proposed acoustic fence by a timber fence, and slightly amend fence line around the access to compound., PERM,14/03/2019

3 Proposal

- 3.1 Application for non-material change to Condition 2 of Planning Permission APP/18/01281 relating to replacement of Drwg no: 4000-GF-DR-PP-103 with Drwg no: 4000-GF-DR-PP-103 A.
- 3.2 The background to this case is that following the grant of APP/18/01281 (which varied the approved plans relating to APP/17/00511) the applicants contacted the Planning Service to state:
Emma released the planning consent App/18/01281 and I have just noticed that on the list of approved drawings she has not noted the correct approved proposed site

plan. The one that she has written down is the existing approved scheme(4000_GF_DR_PP_103). Please can you advise me how I can get this corrected.

- 3.3 The applicant was advised as follows:
Unfortunately we are not able to issue second decision notices. So the route which needs to be taken is for you to apply for a NMA to vary the list of approved plans from that listed on the decision notice currently to the correct set. Given that the changes that the plans depict have already been advertised and determined as acceptable, there will be no need for any publicity – hence the NMA approach.
- 3.4 The current application seeks consent for the correct drawing number.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS2	(Employment)
DM10	(Pollution)
DM12	(Mitigating the Impacts of Travel)

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 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 have 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 The original Planning Permission APP/18/01281 set out the main issues arising from that application to be:
- (i) Principle of development
 - (ii) Impact upon the character and appearance of the area
 - (iii) Neighbouring amenities
 - (iv) Highways and parking considerations
 - (v) Landscaping/tree considerations
 - (vi) Other matters
- 5.3 In assessing the application against those issues, it is clear that the application pack included Drwg no: 4000-GF-DR-PP-103 A, and it is this plan which was considered by consultees and the local planning authority in reaching a favourable determination of the case.
- 5.4 From reviewing the case file, it can be surmised therefore that the reference to Drwg no: 4000-GF-DR-PP-103 (the drawing approved under APP/17/00511) instead of Drwg no: 4000-GF-DR-PP-103 A was a simple typographical error in drafting the decision, and to amend the approved plans condition as requested to include reference to Drwg no: 4000-GF-DR-PP-103 A would have no material bearing on the development approved under APP/18/01281.

6 Conclusion

- 6.1 Overall, the proposed alteration to the approved plans condition 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/19/01206 subject to the following condition:

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

Location Plan: Drawing No 4000_GF_DR_LP_101
Proposed Site Plan Showing Sewer Position: Drawing No 4000_GF_DR_PP_103_A
Proposed Close Board Fence Plan: Drawing No STD_GF_DR_CBF_336
Proposed Generator Elevation and Section Plan: Drawing No TR18017-16V4000L64_03
Proposed Elevation of Substation Plan: Drawing No STD_GF_DR_SSE_320 Rev A
Proposed General Arrangement 20/25 MVA Transformer: Drawing No A6712072
Drainage Strategy: Received 14.02.2019
Proposed Landscaping Plan: Drawing No A4101 01 Rev B Received 08.02.2019

Reason: - To ensure provision of a satisfactory development.