
Site Address: Pfizer, 32 New Lane, Havant, PO9 2NG
Proposal: Erection of new and replacement perimeter security fencing 2.4m high with new security gates at site entrances along the North Western boundary.
Application No: APP/19/00532 Expiry Date: 19/07/2019
Applicant: Mr Miles
Pfizer
Agent: Mr Anderson Case Officer: Bee Crawford
Axis Architecture
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large purpose built commercial building situated on a generous site within the New Lane industrial area. It has a flat roof and elevations of grey white panelling, although the area subject to this planning application is on the western side of the site adjacent to New Lane. The site is enclosed with 2.4 metre high palisade fencing, mature trees and shrubs and 1.2 metre high entrance gates.
- 1.2 Purpose built commercial units are to the north and south, the rear elevations of properties in Oak Park Drive and Flexford Gardens are opposite and a railway line runs along the rear of the site. The area is of medium density with an established industrial estate, two storey semi-detached and terraced properties of similar and different age style and design and a school.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the erection of new and replacement perimeter security fencing 2.4m high with new security gates at site entrances along the western boundary.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection providing the work is carried out in accordance with the submitted Arboricultural Method Statement.

Officer comment: condition recommended

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Southern Water's current sewerage records do not show any public sewers to be crossing the above site. However, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

For further advice, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119), www.southernwater.co.uk or by email at developerservices@southernwater.co.uk.

Officer comment: informative recommended.

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: 98

Number of site notices: Not applicable.

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) Impact on trees

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal would improve security at the Pfizer site and is considered acceptable in principle.

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

7.3 The proposal is for new and replacement perimeter security fencing 2.4m high with new 2.4 metre high security gates at site entrances along the western boundary and would match the existing extensive palisade fencing at the site. The proposal includes new 2.4 metre high gates and fencing to the north car park and main entrance. It is considered that the new and replacement fencing and new gates would have an acceptable and limited impact on the character and appearance of the area.

(iii) Impact upon residential amenity

7.4 The proposed fencing and gates would face the rear elevations of properties in Oak Park Drive and Flexford Gardens and the greater part of the development would be set back from the highway. It is considered any resulting impact to these properties would be negligible.

(iv) Impact on trees

7.5 The impact on trees has been assessed and the Councils Arboriculturalist has no objection providing the work is carried out in accordance with the submitted Arboricultural Method Statement.

8 Conclusion

8.1 In conclusion the proposed development would have a limited and acceptable impact on the character and appearance of the area whilst improving security for Pfizer. The impact on neighbours is considered limited and acceptable and the impact on important trees should be limited and acceptable subject to compliance with tree requirement condition.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00532 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 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.

- 3 The development must be undertaken in accordance with the Tree Statement dated May 2019.

Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.

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

Drg no. 19-029-001 Rev B Location plan, block plan and elevation details
Tree Statement dated May 2019
Design and access statement

Reason: - To ensure provision of a satisfactory development.