
Site Address:	4 Marples Way, Havant, PO9 1NX		
Proposal:	Erection of industrial extension adjacent to existing building and new window to West elevation.		
Application No:	APP/18/01140	Expiry Date:	07/01/2019
Applicant:	Mr Lee		
	Wartsila UK Limited		
Agent:	Mr Holman	Case Officer:	David Eaves
	HRP Architects Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the north of Marples Way and to the south of new residential development forming part of the Land South of Bartons Road estate. The northern site boundary is marked by a tall acoustic fence. To the west is open land.

The proposed extension would be sited abutting the existing buildings such that it would be enclosed on two sides (north and east).

2 Planning History

00/57714/004 - Erection of 8 metre high Flagpole to South East of building together with associated flag, PERM,02/10/2000

99/57714/003 - 1 non-illuminated sign to east elevation, PERM,02/08/1999

92/57714/000 - Erection of 600mm diameter microwave antenna and pole, fixed to roof of building in accordance with drawing BSG/92/0029, PERM,21/10/1992

92/57714/001 - Extension to west elevation., PERM,09/11/1992

08/57714/005 - Extension to existing building to be used for engineering and storage. , PERM,12/11/2008

08/57714/006 - Discharge of condition 3 of Planning Permission 08/57714/005., PERM,08/01/2009

APP/13/00582 - Erection of new industrial storage unit., PERM,06/08/2013

3 Proposal

Erection of industrial extension adjacent to existing building and new window to West elevation.

The extension would have a pitched roof and be metal clad. There would be an access door for vehicles in the west elevation.

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)
CS2 (Employment)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))

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**

Development Engineer - Highways

Comments:

The Highway Authority have no adverse comment to this application'

Environment Agency

No comments received

Hampshire Biodiversity Information Centre

On site/Within 50m Protected and Notable species - bats of various species (unclear if roost or not).

Officer Comment: It is not anticipated that this extension to the existing modern industrial buildings is likely to impact bats adversely.

Environmental Health Manager, Community Group

Further Comments on revised plans:

I have no objection to the proposed widening of the proposed extension.

I can therefore advise that my previous comments and request for informatives, as per my memo dated 26 November 2018, remain valid.

Original Comments:

Observations I Comments:

Should this application be approved, I would ask that the following informatives be added to any positive decision notice:

Informatives:

Regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank I Public Holiday, nor on any other day except between the following times: Monday to Friday:

8.00 - 18.00 and Saturday: 8:00 - 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Regarding Dust Control:

You are hereby requested to ensure that mitigation measures are in place to control any dust that might emanate from the development site during the construction phase. This is in order to protect the occupants of nearby residential properties from dust pollution.

Regarding external lighting:

You are hereby requested to ensure that no floodlighting or other form of external lighting scheme to be installed, impacts on any of the nearby residential receptors. This is in order to protect the occupants of nearby properties from light disturbance. Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

Portsmouth Water Company

Portsmouth Water's Havant and Bedhampton Springs are located "300m north east and north west of the site's northern boundary. The associated Source Protection Zone One (SPZ1) for the springs is located 60m north of the site boundary and the site is located on Superficial Geology overlying Chalk Bedrock classified as a Principal Aquifer.

The foul water drainage strategy for the site is currently unknown, Portsmouth Water require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZI to minimise leakage. Please provide details of the proposed foul drainage strategy for the site.

The proposed surface water drainage strategy is the disposal to a main sewer, Portsmouth Water require further details and locations of these connections, providing there are no discharges off site that could potentially impact the underlying Chalk Aquifer Portsmouth Water have no further comments on the surface water drainage strategy.

Additionally we would like further information on the proposed foundation design be submitted for detailed consideration. This should include as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

During development storage for fuels, oils or other chemicals must be contained within a bund capable of holding 110% of the total capacity. The hook up/discharge points should be within the bunded area. Reason - to ensure that water resources are not put at risk from leaks or spillages.

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: 26

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) Impact on the water environment
- (v) Parking/highway matters

(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 proposed extension would be positioned such that it is enclosed from the north and west by existing industrial buildings. The design of the building would be similar to existing buildings and the height would match that of the main building. It is considered that the development would have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The proposal is for an industrial extension and includes an access bay with west facing loading doors. The site is close to new residential properties and the relationship between the estate and adjoining industrial uses was considered in detail at the planning application stage for the residential development. This resulted in changes to the layout and design of residential properties and the requirement for a tall acoustic fence to the boundary of the residential site.

The application has been considered by the Councils Environmental Health Officer who raises no objection to the proposed development. It is considered that this incremental proposed addition to an existing industrial site would be unlikely to result in an unacceptable impact to the residential amenities of adjoining residents.

(iv) Impact on the water environment

The site is located close to the Havant and Bedhampton Springs and the associated SPZ1.

Portsmouth Water require details of foul and surface water drainage, foundation design and construction phase site management in order to ensure that the development would not impact water supplies and to avoid potential contamination. Appropriate planning conditions are therefore recommended.

(v) Parking/highway matters

The proposal would not alter existing parking and it is considered that the relatively modest floorspace increase would be unlikely to result in additional car parking issues on the site which has car parks to the east and west of the main building.

8 **Conclusion**

In conclusion, the development is considered to be acceptable in principle and would have a limited and acceptable impact on the visual amenities of the area and neighbouring residents.

Subject to conditions the impact on the water environment can be appropriately assessed.

Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01140

(A) 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:

Existing Plans, Elevations & Location Plan Drawing No. 8799-01 Rev B
Proposed Plans & Elevations Drawing No. 8799-02 Rev B
Planning Statement October 2018 (Amended)

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality including water extraction sources and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning

Policy Framework.

- 4 The development hereby permitted shall not commence unless and until details of foundation design are submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. This shall include as a minimum:

- a) the methods to be used;
- b) the design depths of the various structures involved and rationale;
- c) the density of piling, if any; and
- d) details of materials to be removed or imported to site.

Reason: To safeguard the amenities of the locality including water extraction sources and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 During development storage for fuels, oils or other chemicals must be contained within a bund capable of holding 110% of the total capacity. The hook up/discharge points should be within the bunded area.

Reason: To ensure that water resources are not put at risk from leaks or spillages having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.