

Recommendation: **GRANT PERMISSION**

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

There is a woodland covered by a Tree Preservation Order adjacent to the proposed new car wash facility. A report by an Arboricultural Consultant needs to be provided to demonstrate how the development can be achieved without detriment to the trees. It would also appear that some pruning will need to take place and this will also need to be documented. Please request an Arboricultural Implications Assessment and Method Statement. If nothing requires pruning, could I have a statement to that effect please. Or if they do, a specification of work.

Response from Agent 01/10/18:

After discussions with Asda. We will ensure the car wash gets built with care without the need for tree pruning.

Further response from Arboriculturalist 01/10/18:

If planning permission is granted can an informative be added that any tree pruning will require a separate application.

NB: Informative recommended.

Building Control, Havant Borough Council

No comments.

County Ecologist

Thank you for consulting me on this application.

I would not raise any overriding concerns in relation to the new hand carwash location, although it is immediately adjacent to semi-natural woodland. I would strongly recommend that lighting is positioned so that there is no spillage onto adjacent trees.

If you have any queries please don't hesitate to contact me.

NB: informative recommended

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for a connection to the foul and surface water sewers to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link

<https://beta.southernwater.co.uk/infrastructurecharges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The application contains a proposal for vehicle washing facilities. Areas used for vehicle washing should only be connected to the public foul sewer upon receipt of trade effluent discharge licence. The competitive non-household market is now open. Non-household customers are now able to switch water and wastewater retailer. Trade Effluent (TE) is non-household and if TE consent is required then Developers or their Agents will need to contact a retailer so he can apply for a consent. A list of retailers is available on the Open Water website:

<http://www.open-water.org.uk/for-customers/find-a-retailer/suppliers/english-waterand-wastewater-retailers/>

Should the Local Planning Authority be minded to grant planning permission for this development we request that the following condition is attached to the consent:

“The applicant should ensure that the Trade Effluent Discharge Licence has been obtained, before the connection to the public sewerage network can be approved.”

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.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

NB: Informative recommended

Environment Agency

We have no objection to the proposal as submitted

Forestry Commission

Planning Application APP/18/00742 ASDA,
larchwood Avenue, Havant, PO9 3QW

Removal of existing car wash and installation of new Hand car wash with cabin and canopy

Development management and woodland

Ancient woodland is an irreplaceable habitat.

National Planning Policy Framework paragraph 118 states:

'planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss'

The Forestry Commission is a non-statutory consultee on developments in or within SOOM of ancient woodland - further details.

The Forestry Commission has prepared joint standing advice with Natural England on ancient woodland and veteran trees which we refer you to in the first instance. This:

- . is provided in place of individual responses to planning consultations,

- . should be taken into account by planning authorities where relevant when determining planning applications,

- . will provide you with links to Natural England's Ancient Woodland Inventory.

assessment guides and other tools to assist you in assessing potential impacts.

In the majority of cases this will provide the advice you need to help you make your decision about a development proposal. If you wish to consult further the Forestry Commission please contact your local Forestry Commission Area office.

In the wider planning context the Forestry Commission encourages local authorities to consider the role of trees in delivering planning objectives. For instance through:

- . the inclusion of green infrastructure (including trees and woodland) in and around new development; and

- . the use of locally sourced wood in construction and as a sustainable, carbon lean fuel.

Officer's comment

The agent has confirmed that the car wash will be built without the need for tree pruning.

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application

Southern Gas Networks - stage 1

Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should your proposal change please contact us immediately and we will re-assess.

The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence.

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with 'Notes for Guidance on

Tree Proximity'.

7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high-pressure gas pipelines can then be discussed.

8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.

9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.

10. Intrusive construction methods will require an agreed method statement prior to work starting.

11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.

12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline.

Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

NB: 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: 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 street scene
- (iii) Impact upon neighbouring amenity
- (iv) Parking considerations

- (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.

(ii) Impact upon the street scene

- 7.3 The proposal is for a cabin and canopy to be situated close to the southern boundary of the site and would not be visible from the public realm, consequently it is considered there would be negligible impact on the existing streetscene. It therefore meets the requirements of policy CS16 of the HBLP (Core Strategy) and is deemed to be acceptable

(iii) Impact upon neighbouring amenity

- 7.4 The proposal is not in close proximity to any residential properties which are to the east of the site beyond a wooded area, and subsequently will have no impact on residents. There are commercial units to the north but the proposal is situated a sufficient distance away for any impact to be negligible.

(iv) Parking considerations

- 7.5 The proposal is in the area of parking that is little used and the store is operating with spare capacity. It is therefore considered that the loss of 9 spaces will not result in a parking issue in the locality on either highway or amenity grounds. The Development Engineer has no adverse comments.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00742 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, or shall match, in type, colour and texture, those of the existing building so far as practicable.
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 premises shall only be open for trade or business between the hours of 08:00 to 18:00 Monday to Saturday and 10.00 to 16.00 on Sundays.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Drg no. LP01	Site location plan
Drg no. BP01	Block plan
Drg no. PL01	Proposed layout plan
Drg no. 05.5020.A.100	Details of proposed cabin
Drg no. CHQ.17.12391-PL05C	Proposed floor and elevation plan.

Reason: - To ensure provision of a satisfactory development.