
Site Address:	Unit 3, Hermitage Park, Harts Farm Way, Havant, PO9 1FA		
Proposal:	Non material amendment relating to installation of 3No. additional windows		
Application No:	APP/18/00160	Expiry Date:	26/03/2018
Applicant:	Mr Douglas Anderson Gap Group		
Agent:	Mr David McCluskey Bell Building Projects	Case Officer:	Rachael McMurray
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

The application is located at Hermitage Park which is an emerging, purpose built industrial park located off Harts Farm Way. The site is currently occupied by some hardstanding and overgrown vegetation with peripheral trees along the northern boundary with the A27 dual carriageway directly to the north of the site. Further afield to the site lies a range of commercial and industrial uses including the waste recycling centre to the west.

2 **Planning History**

APP/11/01470 - Consultation by Hampshire County Council for provision of a new Havant Household Waste Recycling Centre (HWRC) on the former Havant incinerator land, Harts Farm Way, Havant and an access road to the land to the Northwest of the former incinerator land., PERM,18/11/2011

99/52646/013 - Renewal of Planning Permission 97/52646/12 to continue use of land for storage of fibreglass moulds.
, TPP,16/12/1999

88/52646/001 - Deemed Consent as set out in Minute No. 17 - Erection of 4 no. Portakabins 'Pullman' series or similar in two decks as office accommodation for a temporary period of 12 months on land as shown edged red on plan no. 3758,
UNK,12/01/1989

89/52646/002 - Use of workshop for the preparation of new and used vehicles and area outside for parking of vehicles, UNK,21/09/1989

94/52646/009 - Formation of bus fuel/wash bay and boundary fence and retention of portable build

ing for office, WD,12/12/1995

95/52646/010 - Change of Use of land for storage of fibreglass moulds (retrospective applicatio

n), PERM,16/01/1996

96/52646/011 - Change of Use from bus depot to Class B8 (storage and distribution) and erection of portacabin to the south side of site

, PERM,23/09/1996

APP/13/00498 - Consultation on application to Hampshire County Council to vary condition 2 of Planning Permission APP/11/01470., NPW,02/02/2016

APP/13/00592 - Application for removal of Condition 13 of Planning Permission

APP/10/00737., PERM,12/02/2014

APP/14/01264 - Proposed removal of stockpiled material and associated engineering operations, UNK,
 APP/15/00959 - Variation to Condition No. 6 of Planning Permission APP/14/00708 relating to height increase of 2m to the approved building.(APP/14/00708 was a variation of Reserved Matter approval APP/13/00911). , PERM,20/11/2015
 APP/15/01089 - Discharge of Condition No. 5 of Planning Permission APP/13/00592., PERM,22/10/2015
 APP/16/00373 - County Matter application for variation of condition 12 of Planning Permission APP/13/00498 (to allow the acceptance of trade waste) at Havant HWRC, Harts Farm Way, Havant PO9 1HS., RNO,27/04/2016
 APP/17/00075 - Erection of 1No. warehouse and 1No. portacabin for storage and distribution purposes (Class B8) with associated open storage, access and servicing arrangements, car parking, landscaping & associated works, PERM,25/05/2017
 APP/17/00511 - Proposed Gas fuelled Capacity Mechanism embedded generation plant to support the National Grid., PERM,23/11/2017
 APP/17/00623 - 6no. non-illuminated fascia signs, 2no non-illuminated totem signs, 1no. non-illuminated post mounted sign and 1no. flag. , PERM,15/08/2017
 APP/17/00959 - Application for non-material amendments to Planning Permission APP/17/00075 relating to additional hardstanding area to north west end of site and relocation of diesel tank., PERM,29/09/2017
 APP/18/00071 - Proposed new factory and wood chip store and associated works for B1, B2 and B8 use., DEL,

3 Proposal

Non material amendment relating to installation of 3No. additional windows.
 (Whilst the plans shows 4no. windows circled in red, only 3no. windows are proposed).

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)

Havant Borough Local Plan (Allocations) July 2014

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 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

(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 design and impact on the character of the area

5.4 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact on the character of the area and can therefore be considered as non-material.

6 Conclusion

6.1 Overall, the proposed alterations are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00160 subject to the following conditions

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

Drwg No. A102 REV B - Proposed elevations

Reason: - To ensure provision of a satisfactory development.