
Site Address:	Hermitage Park, Harts Farm Way, Havant, PO9 1FA		
Proposal:	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.		
Application No:	APP/17/00959	Expiry Date:	29/09/2017
Applicant:	-		
Agent:	Mr Rainbird	Case Officer:	Rachael McMurray
	Quod		
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 north 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 directly to the north of the site. The site is located in a Flood Zone 3 which is a main river line running over the site. Further afield to the site lies a range of commercial and industrial uses.

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,

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

3 Proposal

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.

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)

CS20 (Transport and Access Strategy)

DM12 (Mitigating the Impacts of Travel)

DM14 (Car and Cycle Parking on Development (excluding residential))

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received:

7 Planning Considerations

7.1 This Non Material Change application is made under Section 96A of the Town and Country Planning Act. Amendments to a planning permission should be granted if they are deemed to be non material.

(i) Impact of the proposed changes _

The changes relate to the relocation of a diesel tank and additional hard standing to the eastern side of the vehicular T junction. The impact of the proposed changes are considered to be non material in terms of additional development but would allow for an improved operation of the site for the future occupiers.

8 Conclusion

The proposed changes are considered to be non material and the application is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00959 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Plan showing proposed changes - 3944-01c - received on 27/9/17
Reason: - To ensure provision of a satisfactory development.