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|-----------------|------------------------------------------------------------------|---------------|--------------|
| Site Address:   | Langstone Technology Park, 2B Langstone Road, Havant,<br>PO9 1SA |               |              |
| Proposal:       | Installation of 5No. lighting poles in East car park.            |               |              |
| Application No: | APP/17/00926                                                     | Expiry Date:  | 16/11/2017   |
| Applicant:      | Mr Hockley<br>Fasset Limited                                     |               |              |
| Agent:          | Mr Hockley<br>Fasset Limited                                     | Case Officer: | Lewis Oliver |
| Ward:           | St Faiths                                                        |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

Langstone Technology Park is located to the south of the A27, and comprises a number of units of varying size. The application site forms part of a large car park, which has a number of existing lighting columns in and around the perimeter of the site. Immediately to the north of the car park is a belt of mature trees, with the slip road which leads onto the westbound A27. To the east of the car park lies a footpath, which provides access further to the north towards the Town Centre of Havant

## **2 Planning History**

02/50238/075 - Outline application for the construction of four B1 (offices/light industry) units to south of Building 25 with associated car parking and with access from Brookside Road., WD,02/08/2002  
03/50238/077 - Outline application for four 3 storey buildings for employment (class B1) uses providing 9782 Sq metres of floor space; 303 additional car parking spaces, cycle routes, highway and ancillary works. Demolition of four dwelling houses., NPW,28/01/2010  
04/50238/080 - Installation of fume cupboard exhaust duct 0.5m diameter and 3m height., PERM,25/01/2005  
05/50238/081 - Display of internally illuminated sign to north east elevation of Building 1000 and two flag poles, one at each of the top corners of the proposed sign., PERM,26/04/2005  
05/50238/082 - Display of non-illuminated fascia sign to the west elevation., PERM,20/10/2005  
08/50238/084 - Provision of glazed fire exit door and external steps to south elevation of Building 7000., PERM,12/09/2008  
90/50238/016 - New weatherproof air handling units to be located on roof., PERM,  
91/50238/017 - New weatherproof air handling unit and associated ductwork mounted on roof, PERM,  
91/50238/020 - Provision of Portakabin as office accommodation adjacent to buildings 16 and 25., PERM,  
92/50238/021 - Temporary planning permission for five years for the installation of a hardstanding and portable buildings for use as an emergency computer facility, PERM,  
92/50238/022 - Single storey extension to Building 24, undercroft area enlarged fire exit lobby  
/link from Building 26, new fascade to night security entrance, PERM,

92/50238/024 - Variation of condition 2 of P.P.18838/82 for 2,000000sq.f of industrial/office floor space to extend time period for submission of reserved matters from 6 to 8 years., PERM, 09/12/1992

92/50238/025 - Proposed portable storage building., 09/12/1992

93/50238/028 - New weather proof air handling unit and associated ductwork mounted on roof of building No.24, PERM, 05/08/1994

93/50238/031 - Construction of new building for class B1 (business) use together with parking and service areas, access roads and landscaping(site area 3.32 hectares) , PERM,05/08/1994

94/50238/038 - Infill of building 25 undercroft area to provide additional floorspace, PERM,18/01/1995

94/50238/041 - Extension of existing car park (South) to provide approx. 250 replacement spaces, PERM,16/02/1995

95/50238/042 - Three internally illuminated fascia signs to north, west and east elevations and 2 externally illuminated free standing entrance signs., PERM,09/03/1995

96/50238/061 - Creation of new ditch and culverts for the purposes of diverting the existing water courses, including the construction of a new footbridge along the line of the existing footpath (No.49), PERM,06/11/1997

96/50238/065 - Erection of 6 No. non-illuminated signs adjoining access road and visitors car park, PERM,19/11/1996

98/50238/067 - 5 non-illuminated directional signs, PERM,04/12/1998

00/50238/068 - 1) Demolition of buildings (21 and part 24) on A27 frontage and redevelopment with DIY Retail Store (11,288 sq.m), Garden Centre (2,787 sq.m) External Trade Area (1,858 sq.m) and car parking (640 spaces), with vehicular access to Langstone Road (A3023) and Brookside Road (incorporating revised junction layout arrangements), new cycleway and landscaping. 2) Erection of 2 No. B1 Production Units (9, 290 sq.m) in south westcorner with service access road, 310 parking spaces and landscaping.3) Demolition of building (16) and revised parking layout for remainder of site including landscaping. 4) Demolition of 4 dwellings (39a, 39b, 43 and 47 Brookside Road) (Re-Consultation), REF,16/07/2001

01/50238/069 - 21 Signs (11 internally illuminated and 10 non-illuminated) relating to businesses associated within Langstone Technology Park., PERM,20/03/2001

95/50238/044 - Extension of existing car park to provide approximately 216 new spaces., PERM,11/05/1995

95/50238/049 - Extension of existing car park (south) to provide 77 new spaces., 05/09/1996

95/50238/055 - Proposed additional 'Portakabin' to form extension to existing 'Brook Street Portakabins', TPP,16/01/1996

96/50238/056 - Renewal of temporary planning permission 91/50238/20 to retain Portacabin as office accommodation adjacent to buildings 16 and 25, TPP,07/05/1996

96/50238/057 - Two No. internally illuminated fascia signs on eastern and northern elevations respectively, PERM,22/04/1996

APP/10/00272 - Demolition of existing steel clad building and two portacabins to make way for a single storey timber framed building to house a 52 place nursery school., PERM,10/09/2010

APP/10/00804 - Non illuminated free standing advertising sign board. Retrospective application. , PERM,16/12/2010

APP/11/00168 - Construction of Waste Compactor Housing and Consumables store., PERM,15/04/2011

GEN/11/00263 - Enclosure of lorry docking area to form new floor space, air intake housing to roof, roof top plant and internal alterations, 30/03/2011 10:21:02

APP/11/00297 - Construction of louvred wall to form plant enclosure and roof top louvred ventilation housing in connection with the fitting out as a data centre of part of Building 5000, Langstone Technology Park., UNK,

APP/11/01297 - Variation of Condition No. 3 of Planning Permission APP/10/00272 relating to extending the childcare facilities to non LTP employees (using the access via the western access road)., PERM,05/12/2011

APP/11/01298 - Installation of 4No. roof mounted cooling units and chiller plant; extension at ground floor (level 1) to provide room for 2No. stand-by generators with attenuating exhaust baffles and louvred roof top air intake housing., PERM,04/10/2011

APP/11/01560 - Variation of Condition 3 of Planning Permission APP/11/01298 to allow for the external surfaces of the roof top plant and louvres to the west elevation forming the stand-by generator room to be coloured bronze (RAL 8019) and the roof top air intake louvres and housing to be coloured grey (RAL 7035)., PERM,12/12/2011

APP/13/00690 - Display of 1No. illuminated fascia sign, 1No. illuminated logo; 1No. non-illuminated fascia sign; 2No. non-illuminated monolith entrance signs., PERM,09/09/2013

APP/13/01071 - Display of 18No. signs comprising 3No. fascia signs; 2No. entrance signs; 2No. totem signs in a 'V' formation; 3 other free standing signs and others displayed on the building; the majority being illuminated., PERM,18/12/2013

APP/14/00082 - Crown lift by 3-4m 3No. Maple trees within Group 1 subject to TPO 1815. , PERM,04/03/2014

APP/14/00631 - Variation of Condition 1 of Planning Permission APP/11/01297 (which varied condition 3 of original Planning Permission APP/10/00272) to remove restriction on catchment area., PERM,17/10/2014

APP/14/01300 - Erection of four storey hotel (including restaurant for hotel guests only) with associated car parking and landscaping; and air conditioning units in compounds, with access from the private access road to Langstone Technology Park., PERM,26/05/2015

APP/15/00484 - Change of use from store to gym facility., PERM,09/07/2015

APP/15/00586 - Discharge of Condition No/s 5, 6, 7, 10, 12, 13, 14, 15, 16 and 18 of Planning Permission APP/14/01300., PERM,20/08/2015

APP/15/00643 - Discharge of Condition No. 8 of Planning Permission APP/14/01300., PERM,04/08/2015

GEN/15/01015 - Proposal to install steel mounting frame supporting a Radar antenna on the roof of an existing building., ,08/10/2015 12:34:21

APP/15/01225 - Installation of 2No. roof mounted condenser units and associated chiller pipe work to support 2No. additional internal computer room air conditioning units., PERM,11/12/2015

APP/15/01266 - Erection of four storey hotel (including restaurant for hotel guests only) with associated car parking and landscaping; and air conditioning units in compounds, with access from the private access road to Langstone Technology Park. Request to Discharge Condition 19 of Planning Permission APP/14/01300 (04.11.15)., PERM,20/01/2016

APP/15/01410 - Discharge of Condition No. 21 of Planning Permission APP/14/01300., PERM,21/06/2016

### **3 Proposal**

The proposal is for the installation of 5No. lighting poles in the East car park, which would be 10 metres in height. The submitted location plan outlines that they would be located centrally within the car park at regular intervals in order to provide improved lighting for users of the car park.

### **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)                                                            |
| DM12 | (Mitigating the Impacts of Travel)                                     |

#### 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**

None

### **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: 2

Number of site notices: One

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 highway safety

(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. Furthermore the site is set within Langstone Technology Park and would replace a wide range of existing and outdated lighting, and is therefore considered acceptable in principle.

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

The proposed lighting columns would be read within the context of the adjacent building, which is approximately 13 metres in height. In terms of the wider context the columns would be screened by the mature tree belt to the north. However it is acknowledged that there is a need for control over night sky pollution and that lighting should be necessary and justified accordingly. As has been outlined above it is considered that the development is appropriate to serve the existing business uses. However a condition is required in order to control any light spill qualities of the external lighting to ensure that the lighting does not cause light pollution beyond the site - i.e. onto the A27 slip where it may cause a distraction for drivers - and is focused on its primary purpose, which is to ensure safe access to and from the building for pedestrians. As such, subject to the above outlined condition, the proposed development is not considered to have a significant adverse on the character and appearance of the area.

(iii) Impact upon residential amenity

There are no residential properties within the immediate vicinity of the application site. Therefore given this situation the development is not considered to have a significant adverse impact on any neighbouring residential properties.

(iv) Impact on highway safety

Given the close proximity of the A27 slip road to the north, in combination with the proposed 10 metre height of the lights, it is considered reasonable and necessary to require a condition for the submission of a lighting plan, to ensure that the development does not result in the distraction of vehicles using the slip road. Condition 3 is proposed to ensure that this impact is considered and therefore that the development would not have a significant adverse impact on highway safety.

## **8 Conclusion**

The proposed development is considered acceptable subject to appropriate conditions to control the development.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/17/00926 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:

17-PRJ312-001 Rev:A

Car Park lighting Rev:A

17-PRJ312-001 - Additional Street lighting

**Reason:** - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of lighting in the application no above ground construction works shall be installed on site until further details of the proposed lighting, including the intensity of illumination and predicted lighting contours (light spillage plan), have been first submitted to, and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the approved details.

**Reason:** The site is located adjacent to the A27 slip road and the Local Planning Authority requires that the development would not have a significant adverse impact on highway safety in accordance with policies CS16, DM10 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011.