
Site Address:	Land South of, Manor Road, Hayling Island		
Proposal:	Application for non material amendment to Planning Permission APP/17/00656 relating to location of cycle parking		
Application No:	APP/18/00352	Expiry Date:	08/05/2018
Applicant:	Mr Mitchell Lidl UK		
Agent:	Mr Tookey RPS Planning & Development	Case Officer:	Lewis Oliver
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site lies outside, but adjacent to, the defined urban area of Hayling Island, as defined on the adopted Local Plan Proposals Map. It is located within Flood Zones 1, 2 and 3. The site is approximately 1.16 ha in size, generally level and comprises a field currently used for grazing of horses. Vehicular access to the site is currently taken from Manor Road, and is located in the north western corner of the site. The southeast corner of the site adjoins the rear gardens of the dwellings on Church Road.
- 1.2 Trees and woodland line the eastern, southern and western boundaries. The northern boundary consists of a post and wire fence, hedgerow and a small number of trees. The woodland belt of trees to the south and east of the site are protected by a Tree Preservation Order. To the north of the site is Manor Road, from which access is proposed. The site is in close proximity to the roundabout, which forms the junction with Church Road and the A3023, Church Road links the site to Mengham and Gable Head district centres, the main retail centre on the Island, which is located approximately 800m to the south. The A3023 is the main route to the mainland leading to a single road bridge onto and off the Island.
- 1.3 To the north of Manor Road are agricultural fields and associated buildings and a small number of detached properties. To the south east of the site is a mix of residential properties, lining Church Road, which are within the defined Urban Area. To the south of the site is a dense tree belt, beyond which is a mixture of agricultural land and The Oven Campsite. To the west of the site is woodland and beyond this is Manor Road. Further to the west more agricultural land and a small number of residential properties.

2 Planning History

APP/17/00656 - Erection of a discount foodstore with associated parking and landscaping and new vehicular and pedestrian accesses to Manor Road (Approved 08/03/2018). Request to Discharge Conditions 4, 5, 6, 8 and 18 (09/03/2018).Request to discharge condition No.3 (28.03.18)., PERM,08/03/2018

APP/18/00457 - 2No. internally illuminated fascia signs; 2No. non-illuminated double

sided site entrance signs; 1No. internally illuminated totem sign., DEL,

3 Proposal

Application for non material amendment to Planning Permission APP/17/00656 relating to location of cycle parking. The location of the cycle parking store was considered by members at 7th December 2017 DMC. Following the resolution to grant planning permission, amended plans were received which revised the access arrangements, these revised plans, in error, moved the location of the cycle parking to the entrance of the store. This non material minor amendment proposes to move the cycle parking back to the pedestrian/cycle access as approved by DMC.

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
- (iii) Effect on neighbouring properties
- (iv) Impact on parking/pedestrian safety

(i) Principle of development

5.3 The principle of development on this site was established under the application APP/17/00656. This NMA relates to the relocation of the cycle parking, which is considered in detail below.

(ii) Appropriateness of design and impact on the character of the area

- 5.4 Whilst this changes the proposed location of the cycle parking, this siting was agreed by members at the DMC, furthermore it is not considered that this alteration would have a material impact on the development as a whole or the wider character of the area.

(iii) Effect on neighbouring properties

- 5.5 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

(iv) Impact on parking/pedestrian safety

- 5.6 As outlined above the proposal is to locate the cycle parking by the pedestrian/cycle entrance, this location was approved by members of the DMC on 7th December 2017. The subsequent amended plans, in error, relocated the cycle parking adjacent to the store. It is therefore considered that this revised location is non material and is in accordance with the development considered and approved at DMC.

6 Conclusion

- 6.1 Overall, the proposed alteration is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00352

(A) subject to the following conditions

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

Surface Dressing Plan 3671 06 U
Roof plan 3671 07 U
Site Plan 3671 02 Y
Soft landscaping proposals PR-011 J

Reason: - To ensure provision of a satisfactory development.