
Site Address: 32 New Lane, Havant, PO9 2NG
Proposal: Erection of replacement perimeter security fencing along the northern and eastern boundaries of the site with 2.4m high painted palisade fencing.
Application No: APP/17/01085 Expiry Date: 04/12/2017
Applicant: Mr Deans
Pfizer
Agent: Mr Anderson Case Officer: Rachael McMurray
Axis Architecture
Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

The Pfizer site is within an Industrial estate on the east side of New Lane and is a pharmaceutical company with specialised storage and distribution capabilities. To the east of the site is the railway line with residential properties beyond this. Residential properties are located to the east of the railway line.

2 Planning History

02/52191/030 - Display of internally illuminated fascia sign to New Lane elevation of new warehouse., REF,29/10/2002

02/52191/031 - Non illuminated applied lettering to high bay warehouse., PERM,22/01/2003

02/52191/029 - for two internally illuminated fascia signs (code N3, N4) , PERM,19/07/2002

00/52191/026 - Demolition of SMA building and erection of a new high bay warehouse for storage of pharmaceutical products (to east of SMA building), S106,12/02/2002

01/52191/027 - Removal of 2 oil storage tanks and bund wall. New bund wall and extension of existing plant room to north elevation. Installation of 6 chiller units with service canopy and extension to existing pipe bridge., PERM,12/03/2001

01/52191/028 - Removal of sucker growth on Poplar tree (T1) and fell Poplar tree (T2). Both trees are within the grounds of Wyeth Laboratories and subject to TPO943., PERM,15/03/2001

99/52191/025 - Demolish existing office building and canopy and construct new cold store and covered loading bays adjacent to south elevation of north site warehouse, PERM,16/11/1999

98/52191/021 - The construction of a Firemain Pumphouse, erection of two water storage tanks and

and the installation of an underground firemain, PERM,26/06/1998

98/52191/022 - The construction of a housing over the existing pump station, the re-construction

of the Solvent Capture Control Building and associated pipebridges within the northern part of the site, PERM,01/07/1998

98/52191/023 - Demolition of existing manufacturing buildings and construction of new warehouse

within the western part of the site, PERM,01/07/1998

98/52191/024 - Extension to north elevation to provide cold store with associated air conditioning units on its east side and relocated CCTV camera at its north-east corner, PERM,29/01/1999

97/52191/020 - External alterations to east elevation and installation of dryer on roof and internal service platform to tabletting building, PERM,03/12/1997

96/52191/019 - Single storey extension to west elevation of northern building, PERM,15/01/1997

91/52191/006 - Extension to canopy on sheltered drum store in north east corner of site, PERM,

91/52191/007 - Install 3 no dock loading shelters and small sliding door in place of existing shutter doors on building adjacent to Stonebridge Road access., PERM,22/05/1991

92/52191/011 - Solvent emission control plant to include new chimney and solvent/water disposal tanks (2 of)., PERM,

92/52191/009 - Construction of Pharmaceutical Manufacturing, Packaging and Development Laboratory (OTC/PDL Facility)., PERM,

03/52191/032 - New security building to north of car park., PERM,16/06/2003

03/52191/033 - Application to crown raise two Holm Oak trees (T1 & T2) subject to TPO 1034., PERM,02/07/2003

03/52191/034 - New HVAC plant for warehouse located in south east corner adjacent to railway and north west corner close to Stanbridge Road entrance., PERM,20/11/2003

04/52191/035 - New HVAC Plant for Warehouse situated in South East corner adjacent to railway and North West corner close to Stanbridge Road entrance (resubmission), in order to seek a revision to Condition 3 of planning permission 03/52191/034 with respect to noise level., PERM,26/03/2004

04/52191/036 - Application to fell Poplar tree, T2 subject to TPO 1034., PERM,11/10/2004

07/52191/037 - Re-roofing of existing pitched structure with one DDA compliant reception., PERM,03/09/2007

08/52191/038 - Alteration to existing access and associated works. Facade reinstatement post demolition., PERM,02/05/2008

08/52191/039 - New pallet store (108.75 sq m) abutting existing maintenance building which will also be re-clad to match adjacent buildings., PERM,09/06/2008

08/52191/040 - New Packaging Hall extension and new electrical intake switchboard., S106,16/09/2008

08/52191/041 - Discharge of Condition No.s 2,3,4,5,6,7,9,10,12,13,15,19,20,22 and 23 of Planning Permission 08/52191/040., PERM,12/11/2008

08/52191/042 - Discharge of Condition 2 of Planning Permission 07/52191/037., PERM,23/12/2008

09/52191/043 - Variation of Condition No. 22 of Planning Permission 08/52191/040 to allow for the insertion of 2No. additional double windows to the east facing elevation of packaging hall., PERM,18/05/2009

09/52191/044 - Discharge of Condition No 3 of Planning Permission 08/52191/040, UNK,

09/52191/045 - Display of 2No. non illuminated signs to entrance, 1No. non illuminated sign to west elevation of building and 1No. internally illuminated sign above reception area., PERM,18/06/2009

GEN/10/00409 - Proposed advertisements., 22/07/2010 15:08:32

APP/10/00474 - 1No. replacement illuminated fascia sign, 2No. new directional signs and 2No. replacement non-illuminated wall signs., PERM,29/09/2010
 GEN/10/00653 - Proposed new Chill storage facility, ,28/10/2010 12:18:43
 09/52191/046 - To replace existing "Wyeth" signs with new company name "Pfizer" signs., UNK,
 09/52191/047 - New raised roof parapet to existing site building, south elevation of building 'M'. , PERM,27/01/2010
 10/52191/048 - Display of 1No. high level non-illuminated fascia sign., PERM,10/03/2010
 APP/10/00902 - Application for the temporary Planning Permission for the siting of 8No. Portacabin and 6No. steel containers with hardstanding area., TPP,17/01/2011
 APP/10/00955 - Construction of new cold storage warehouse facility., PERM,28/02/2011
 APP/11/00011 - Display of 1No. replacement non-illuminated fascia sign and 1No. non-illuminated fascia sign., PERM,17/02/2011
 APP/11/00298 - Discharge of Condition No/s 2, 3, 4 and 10 of Planning Permission APP/10/00955., PERM,23/06/2011
 GEN/11/00427 - Proposed partial demolition, ,11/04/2011 15:55:34
 APP/11/00969 - Discharge of Condition No/s 12 & 13 of Planning Permission APP/10/00955, PERM,14/07/2011
 APP/11/01212 - Application to determine whether prior approval is required for the method of demolition of 5No. buildings (including: main administration building (u); workshop (t); boiler house (r); warehouse (q) ;and iff/wch building (s)) and any proposed restoration of the site., PARR,06/09/2011
 APP/11/01460 - Application to determine whether prior approval is required for the method of demolition of 5No. buildings (including: main administration building (u); workshop (t); boiler house (r); warehouse (q) ;and iff/wch building (s)) and any proposed restoration of the site. (Revised application.), PARP,21/10/2011
 APP/12/00117 - Installation of 9No. windows at second floor level, south and east elevations., PERM,04/04/2012
 APP/12/00164 - Erection of a new section of palisade security fencing to height of 2.65m, to sub divide north and south sites at 32 New Lane., PERM,05/04/2012
 GEN/12/00463 - Meeting request to discuss proposed new site works., ,21/02/2013
 APP/12/00600 - Discharge of Condition No. 2 of Planning Permission APP/12/00117., ,26/07/2012
 GEN/13/00067 - Proposed installation of walkway canopy and solar PV panels, UNK,
 GEN/13/00210 - Demolition of three-storey office building on North elevation and development of new loading bay, new loading doors on the north elevation, recladding of the western elevation and re-roofing of the warehouse. , ,27/03/2013
 APP/13/00404 - Remodelling of north elevation to incorporate demolition of existing 3 storey offices; installation of loading doors, new cladding provision of service yard and reorganisation of parking areas. Over cladding of west elevation., PERM,27/06/2013
 GEN/13/00603 - Request for confirmation of permitted use and copy of previous consent., ,16/07/2013 15:20:40
 APP/13/00836 - Installation of ground mounted solar PV modules in two phases., PERM,16/10/2013
 APP/13/00837 - Erection of new metal-clad substation enclosure., PERM,16/10/2013
 APP/14/00378 - Insertion of 2No. new fire escape exit doors in west elevation of Block N. , PERM,03/06/2014
 GEN/15/00321 - Proposed installation of air conditioning units., ,24/03/2015 15:48:46
 APP/15/00365 - Replacement of two existing external stand alone blast freezers with one large blast freezer building with integral link to existing warehouse facilities., PERM,26/06/2015
 GEN/15/01262 - Increase in height of building to allow clear internal height of 15m

relating to outline planning permission APP/15/00284, , 11/01/2016 11:14:22
 GEN/16/00738 - Request for fee for demolition fee., , 24/06/2016
 GEN/16/00749 - Trees overhanging New Lane and obscuring CCTV security cameras., , 27/06/2016
 APP/16/00995 - Lateral reduction to eastern aspect back to curb line. Subject to TPO 1034., PERM, 01/11/2016
 GEN/16/01113 - Relocation of restaurant to rear of site., , 21/10/2016 13:07:00
 APP/16/01061 - Application to determine whether prior approval is required for the method of demolition of building including slab removal and any proposed restoration of the site.
 , PAYA, 10/11/2016
 APP/16/01100 - Extension of existing site security offices to form new reception area and ancillaries., PERM, 04/01/2017
 APP/16/01142 - Erection of prefab building to house electrical services., PERM, 20/12/2016
 APP/17/00257 - Refurbishment of existing Site Security Offices with new side extension to form new reception area., PERM, 05/05/2017
 GEN/17/01133 - COPY DOCS - S106, , 05/10/2017
 GEN/17/01283 - Please advise whether TPO/CA or any other planning restrictions apply to trees at the property, UNK,

3 Proposal

Erection of replacement perimeter security fencing along the northern and eastern boundaries of the site with 2.4m high, green painted palisade fencing.

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)

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

None required.

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: 31

Number of site notices: Not applicable

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

(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. .

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

The proposed fencing would replace sections of the existing fencing along the eastern and northern boundary lines. The north boundary is shared with a neighbouring industrial unit. The eastern boundary is shared with National Rail.

Part of the replacement north boundary fence would require the removal of and cutting back of some trees. However, these are not under Tree Protection Orders and are considered necessary to increase the security of the site and allow for the new fencing. The proposed replacement fencing would be appropriate for the industrial character of the area and the green would blend in with the landscaping in situ. Overall it is considered that the proposal accords with Policy CS16 of the Local Plan.

(iii) Impact upon residential amenity

The impact on any residential neighbouring would be limited and negligible due to the closest property being on the opposite of the railway. Furthermore, the fence is already in situ so its replacement is not introducing a new form of development within the locality.

8 Conclusion

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/17/01085 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:

Design and Access Statement

Location Plan - DN: 17-053-01 A

Proposed Site Plan - Northern Boundary Fence - DN: 17-053-02 A

Proposed Site Plan - Eastern Boundary Fence - DN: 17-053-03 A

Reason: - To ensure provision of a satisfactory development.