
Site Address: Proposed Restaurant / Drive-Thru, Larchwood Avenue,
Havant
Proposal: Application for non-material amendment to Condition No.21 of
Planning Permission APP/16/00875 relating to request to update plans and reports.
Application No: APP/17/00599 Expiry Date: 03/07/2017
Applicant: .
Kentucky Fried Chicken (Great
Britain) Limited
Agent: Mr N Heard Case Officer: David Eaves
Savills
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on land between the access to Asda and Larchwood Avenue. To the north/north-east of the site is a McDonalds drive through restaurant and associated car parking. To the west is an enclosed area of hardstanding beyond Larchwood Avenue. Eaton Aerospace is located to the north west. To the south is an access road to Asda car park and a roundabout. To the east is the access road to Asda with a belt of woodland beyond and then residential properties in Chestnut Avenue and Willowdene Close.

The site itself is enclosed to the south, east and west by high banks with trees around the perimeter. Most of the site is hardsurfaced and was formerly used for parking

2 Planning History

APP/16/00876 - Display of 4No. illuminated fascia signs; 1No. illuminated totem sign; 3No. illuminated panel signs; 11No. non-illuminated directional signs.

, PERM, 17/02/2017

APP/16/00875 - The erection of a drive-thru restaurant (Use Class A3/A5), car parking, access, servicing, landscaping, engineering works and ancillary works (approved 17/02/2017). Request to Discharge Conditions 2, 4, 5, 6, 10, 14, 15 and 20 (10.04.2017)., PERM, 17/02/2017

3 Proposal

Application for non-material amendment to Condition No.21 of Planning Permission APP/16/00875 relating to request to update plans and reports.

The alterations to the approved scheme relate to the following matters:

The tree protection plan amended to allow more space to provide the linking footpath from the site to Larchwood Avenue.

In addition there is a proposed amendment to the materials relating to the replacement of a small area of the timber cladding to the side elevation, the reduction in the number of spot lights and new spotlights on rear elevation and alterations to the appearance of the external doors.

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)
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

Arboriculturalist

Arboricultural Officer comments - No objection raised to the non material amendment relating to trees. It is clear that the protective fencing needs to be moved to make space to facilitate the new pathway which has been approved. The new position of the protective fencing is shown on the revised Tree Protection Plan reference C122638-03001_Rev B and detailed in the report, reference RT-MME-122638-03 Rev B.

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 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 trees

(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. In this case the proposals are for a non-material amendments to a previously approved scheme. The principle of the development is therefore established and this application should be determined as to whether the amendments are considered non-material.

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

The changes to materials are considered to be very modest and the reduction in spot lights is acceptable. These alterations are considered to be non-material.

(iii) Impact upon trees

The changes to tree protection in relation to boundary trees has been assessed by the Councils Arboriculturalist and are considered acceptable. The proposals in relation to trees are therefore also considered to be non-material and relate to the construction phase of development only.

8 Conclusion

In conclusion, the proposed alterations to the approved scheme are considered to be non-material alterations. Permission is therefore recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00599

(A) subject to the following conditions

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

Arboricultural Method Statement Report No.: RT-MME-122638-03 Rev B May 2017

Tree Protection Plan Drawing No: C122638-03-01_Rev B

Pre-Development Arboricultural Survey and Impact Assessment Report No.: RT-MME-122638-02 Rev B

Proposed Section A-A KFC-McDonald's Drawing No.

0000/2011/B214/14-0062 Rev C

Proposed Site Plan and External Elevations with signage Drawing No.

0000/2011/B211/14-0062 Rev N

Reason: - To ensure provision of a satisfactory development.