

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/16/00812 - Reserved matters application for demolition of existing building and structures and redevelopment of the site with the erection of 3No. units relating to layout ,appearance and landscaping . Discharge of conditions Nos 3,4,5,6,7,10,14,15,16 of Outline Application APP/15/00284. (Site Option 1), ,

- 2.1 The site history is fairly complex as the application site used to form part of the larger neighbouring site, which is now occupied by Pfizer.

3 Proposal

This application comprises two elements:

1. Reserved matters application for demolition of existing building and structures and redevelopment of the site with the erection of 1No. unit relating to layout ,appearance and landscaping.

NB - Two reserved matters applications have been submitted for this site. This application is for 1no. unit whilst the other application is for three units (APP/16/00812)

2. Discharge of conditions No's 3,4,5,6,7,10,14,15,16 of Outline Application APP/15/00284 relating to 1no. unit.

Proposal for 1no. unit:

This proposal is for 1no. unit with a total floor space of 10,683sqm. The total height of the building would be 15m and it would feature a wave style roof. The loading bay would be located to the south of the building. Vehicular access would be from Stanbridge Road with parking for staff located along the north boundary. Access to the loading bay would run along the west boundary. A reflective acoustic fence is proposed along the north east corner of the site and on the south east corner at a height of 2.4m

Details submitted:

- Application form
- Plans showing elevations, sections and site layout
- Drainage plan
- External Lighting Report
- Noise Impact Assessment
- Letter dated 21/11/16 with further acoustic information
- Materials Schedule Plan dated 21/11/16
- Levels and Drainage plan submitted on 26/9/16 - Drwg No. 12175 202 rev C

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

CS6	(Regeneration of the Borough)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)

Havant Borough Local Plan (Allocations) July 2014

DM17	(Contaminated Land)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control:

Solid waste storage not clearly indicated

Fire Authority should be consulted regarding access to railway side of the building

County Archaeologist:

No objections

Environment Agency:

No objections

Economic Development - Commercial and Housing:

Site preparation will assist the marketing of the site for development and able to support this.

HCC Highways:

Refer to HBC Highways Engineer

Environmental Health Manager, Community Group

Contamination:

No adverse comments in respect of C14.

Re: c.5, specifically for the purpose of both c.7 & c.12; ("Curved Trapezoidal Built-up Metal Roof Profile") roofing material should be confirmed. Commercial metal sheet roofing represents a risk of leaching to roofwater, which may subsequently be transferred to soils where water is conveyed direct to soakaway for discharge (as is the case for some downpipes).

With respect to the Option 2 drainage layout, I note several factors which are unsatisfactory, and in some cases contrary to the requirements of c.12. Contributory factors are as follows:

☐ As above - roofwater discharges direct to soakaway without passing through any (stated) pollution control structure. Metal roof profiling (e.g. if primary material is zinc, lead, copper etc.) may leach metals to soils via this route. To resolve, applicant should i) confirm roof material (metal type) and finish / coating (e.g. galvanized, epoxy-coated, painted etc.) and ii) confirm type & location of any

manufactured or natural interception features (to include catch-pits / down-pipe silt traps, filter drains etc.)

☐ Roofwater is on some runs combined with surface water runoff, passing through the proposed interceptor unit. c.12 requires separation of roofwater and surface water prior to discharge destination (e.g. soakaway or filter drain). To resolve, design changes are required.

☐ Interceptor spec not specified - full retention unit is fine, but roofwater should be separately conveyed unless unit is sized appropriately to handle peak flows without contaminant washout - though as above, c.12 seeks to avoid this unnecessary pollution risk. To resolve, applicant should confirm proposed unit specification / capacity.

At this stage, I would (therefore) object to the discharge of c.7 - principally due to the passage of roofwater via the interceptor unit.

Officer Note: A further drainage and levels plans was submitted on 26/9/16 - Drwg No. 12175 202 rev C which was further considered by the EHO in the response provided on 17/10/16 (summarised below):

Further response on 17/10:

The roofing information is acceptable. The proposed drainage scheme is a reasonable compromise. With regards to C14 (hardsurfacing), the materials proposed are not suitable for constructed permeable paving system and the appropriate (equivalent) product from Marshalls is the Piora paviour (e.g. code: PV380 22 50; Bracken).

Please confirm with the applicant that a permeable product is to be used in areas of proposed permeable paving. In the absence of this confirmation, I object to the discharge of c.14 on the basis that materials of inappropriate specification have been specified, and that this will impede surface water management, local surface water flooding risk, and pollution attenuation.

Officer Note: The agent submitted these details on 21/11/16. The EHO confirmed these were acceptable and raises no objections.

Noise Impact:

Initial objections to both schemes due to the reflective fence pushing noise onto properties in Nutwick Road.

Officer Note: Based on these concerns, further information was submitted in the form of an amended acoustic assessment in the form of a letter dated 21/11/16. The EHO consequently agreed he was satisfied but still queried reversing alarms. Mitigation measures for these are set out in S9 of the original NIA and could be conditioned.

Development Engineer:

I am satisfied that the submitted details are sufficient for the relief of condition 4 and 5. The other conditions are not "hard engineering" matters and therefore require the comment of other technical officers

Local Lead Flood Authority HCC:

No objections.

Landscape Team

Following comments on the relevant conditions:

3 - The landscaping details this condition specifically requires:
proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of all trees and shrubs to be planted and/or retained and timing provisions for completion of the implementation of all such landscaping works.

A detailed planting plan, with specification of planting positions, density, size, numbers and maintenance regime will be required to discharge the above condition..

6 Levels

No adverse comments, satisfied this condition can be discharged.

14 Specification of hard materials

No adverse comments, satisfied this condition can be discharged.

15 Boundary Treatments

No adverse comments, satisfied this condition can be discharged.

Officer Note: It was agreed at a pre-application meeting that in view of the nature of these developments and the limited extent for soft landscaping, the detail in this condition is not necessary for the reserved matters application and that the submitted landscape strategy plan and fence and external works plan would be sufficient to discharge this condition.

Southern Electric:

No response received

Southern Water:

No objections to discharge of C7

Approval for the connection should be obtained under a s106 (connection to the public sewer)

Traffic Management

No objections.

Portsmouth Water Company:

No objections

Network Rail:

The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- ☐ encroach onto Network Rail land
- ☐ affect the safety, operation or integrity of the company's railway and its infrastructure
- ☐ undermine its support zone
- ☐ damage the company's infrastructure

- ☐ place additional load on cuttings
- ☐ adversely affect any railway land or structure
- ☐ over-sail or encroach upon the air-space of any Network Rail land
- ☐ cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future.

As the site is adjacent to Network Rail's operational railway infrastructure, Network Rail therefore strongly recommends the developer contacts Asset Protection Wessex AssetProtectionWessex@networkrail.co.uk prior to any works commencing on site. Network Rail strongly recommends the developer agrees an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at www.networkrail.co.uk/aspx/1538.aspx.

Also comments are provided in relation to future maintenance, drainage, plant and materials, scaffolding, piling, fencing, noise and vibration, full details of which are outlined in the full response.

Further response sent on 28/9:

Thank you very much for consulting with Network Rail in regards to application APP/16/00813 and offering us the opportunity to comment. As per our previous comments on application APP/16/00812, we would ask the developer if not already to please contact our Asset Protection team AssetProtectionWessex@networkrail.co.uk to discuss and agree an Asset Protection Agreement (APA) with us as early as possible. An APA will need to be in place and relevant designs and Method statements approved prior to the works commencing on site. More information can also be obtained from our website at www.networkrail.co.uk/aspx/1538.aspx

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: 66

Number of site notices: 1

Statutory advertisement: 19/08/2016

Number of representations received: 1 x letter of objection

The building is higher than previously approved and will have an adverse impact on the amenity of properties in Nutwick Road.

Officer Note: The scale of the building has already been agreed in the outline permission. The internal height of the building is 12m, whilst the external height is 15m. This accords with the plans approved at outline stage.

7 Planning Considerations

- 7.1 In 2015 outline permission was granted for demolition of existing building and structures and the redevelopment of the site with the erection of up to 11,363 sq m of

accommodation for industrial and warehouse purposes, with a clear internal height of up to 12 m, within Use Classes B1,B2 and B8. Together with associated car and HGV parking and access, ancillary office and related facilities. The matters considered by this outline application were access, and scale with layout, appearance and landscaping excluded and subject to this subsequent reserved matters application. As such the principle of development at this site is accepted.

The principal matters now under consideration are pursuant to Condition 2 regarding layout, appearance and landscaping. Information for the discharge of nine other conditions has also been submitted and the information/plans submitted should be attached as approved plans to any planning consent for planning conditions 3, 4, 5, 6, 7, 10, 14, 15 and 16.

(i) Layout and External Appearance

- 7.2 The proposed layout for this option is for 1no. unit with the loading bay located to the south of the site and the car parking to the north. The total height of the building would be 15m with a curved style roof. The appearance is appropriate for an industrial style building with the use of functional, industrial style materials as set out on Drwg No. 14021/TP/027 B. The total floor space proposed for these units is 10,683 sqm which is less than the maximum approved at outline stage.
- 7.3 Concern has been raised with regards to the height of the building however, the scale of the building as proposed has already been accepted by the granting of outline planning permission. This accepted that there would be an adverse impact on the outlook of nearby properties in Nutwick Road, but that this was outweighed by the economic benefits of bringing back into use a sustainable site in an industrial area.
- 7.4 Overall it is considered that the proposed building is appropriate in terms of its impact on the character of the area and would provide a well designed, building of modern standards and therefore complies with Policy CS16 in this respect.

(ii) Landscaping

- 7.5 Landscaping details provided in this application include a landscape strategy plan and a fence and external works plan. It does not include a detailed planting plan with a specification of planting positions, density, size, numbers and maintenance regime which is normally required in connection with a condition of this type. However, given that the layout of the site provides limited opportunity for soft landscaping as it makes full use of the land available for vehicular access, car parking and loading and the site is located in an area characterised by industrial development, it is considered that the details as submitted would be acceptable to satisfy this element of the reserved matters application and Condition 3 of Planning Permission APP/15/00284.

(iii) Discharge of Conditions

- 7.6 The EHO initially raised concern with regards to potential noise disturbance. An acoustic report has been submitted with the application. This proposes an acoustic fence to be erected along the north east and south east corners of the site at a height of 2.4m. The submitted acoustic report also proposes HGV and fork lift truck best practice measures to mitigate any further noise impact. The Environmental Health Officer advised initially that he had concerns with the use of the acoustic fence as the specification does not take into account the reflective noise off of the railway line, now heading towards the properties in Nutwick Road, potentially causing increased noise

levels from the railway traffic. Also, the design of the proposed fence needed to be re-submitted with the railway line façade being constructed of absorbent material, thereby reducing the impact of reflective noise caused from trains. Other alternative solutions could be considered if they provide the same end result.

- 7.7 Further information was submitted on 21/11/16 in the form of a further noise impact assessment which considered whether an absorptive fence would be a better solution compared to a reflective fence. The assessment concluded that there would be a negligible change in impact at the dwellings on Nutwick Road when comparing the two options. The EHO was further consulted and advised that he is now satisfied with the details as submitted. A query was raised over reversing alarms etc however, mitigation measures for this are outlined in Section 9 of the original NIA and these will be secured via a planning condition.
- 7.8 Concern has been raised with regards to external lighting and how this may impact on the properties in Nutwick Road. An external lighting assessment has been submitted with the application. However, as no response has been received from the EHO to confirm that no objections are raised with regards to this scheme, then this condition cannot be discharged at this time.
- 7.9 With regards to the discharge of conditions proposed to be discharged, a summary is provided below:

Condition 3 (reserved matters) - Discussed above. The details hereby recommended for approval are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

Condition 4 (access construction) - The details hereby recommended for approval are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011 on the basis that the Development Engineer is satisfied with the proposals.

Condition 5 (facing and roofing materials) - Discussed above. The details hereby recommended for approval are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

Condition 6 (levels) - Discussed above. The details hereby recommended for approval are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

Condition 7 (drainage)- The details hereby recommended for approval are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011 on the basis that no objections are raised by either the LLFA or EHO.

Condition 10 (acoustic report) - Discussed above. The details hereby recommended for approval are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

Condition 14 (hard surfacing)- The details hereby recommended for approval are

considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011 on the basis that the Landscape team are satisfied with the proposals.

Condition 15 (screen walls etc) - Discussed above in terms of the acoustic fence. The details hereby recommended for approval are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011 on the basis that the Landscape team and EHO are satisfied with the proposals..

Condition 16 (lighting) - This cannot be discharged at this time.

8 Conclusion

- 8.1 The submitted details are considered acceptable and meet the requirements of all of the detailed matters reserved under Condition 2 of Outline Permission APP/15/00284; and conditions 3, 4, 5, 6, 7, 10, 14, 15.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/16/00812 and **APPROVE** the submitted application as meeting the information requirements of Conditions 3, 4, 5, 6, 7, 10, 14 and 15 of Planning Permission APP/15/00284 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Landscape Strategy
Site location plan - 14021_TP_005_A
Proposed materials - 14021_TP_027_B
Site Plan - 14021_TP_020 D
Proposed floor plan - 14201_TP_026 B
Proposed elevations - 14201_TP_021 C
Proposed elevations - 14201_TP_022 C
Roof Plan - 14201_TP_029 A
Proposed section 01 - 14021_TP_023 A
Proposed section 02 - 14021_TP_024 B
Contextual North Elevation - 14021_TP_025 B
Proposed site sections - 12175 203 A
External Works Materials - 14021 / TP / 028 B
Materials sample board - 14021 / TP / 027 B
Supplementary Design Statement - Dated 29/9/16
Noise report - Environoise dated 29/9/2016
Further noise report submitted on 21/11/16
Levels and Drainage plan submitted on 26/9/16 DN: 12175 202 Rev C
Reason: - To ensure provision of a satisfactory development.
- 2 All mitigation measures to reduce noise emissions as outlined in the Noise Impact Assessment by Environoise dated Friday 29th July 2016, shall be adhered to at all times during which the units the subject of this permission are in use.
Reason: In the interests of the amenities of nearby residential properties and having due regard to Policy DM10 of the Havant Borough Local Plan (Core

Strategy) 2011 and the National Planning Policy Framework 2012.