
Site Address:	Tileasy House, Waterberry Drive, Waterloooville, PO7 7UW		
Proposal:	Proposed car parking alterations, proposed cycle shelter and proposed alterations to security fencing and gates.		
Application No:	APP/17/00763	Expiry Date:	04/10/2017
Applicant:	Mr Andrew Briggs Thomas Sanderson Ltd		
Agent:	Mr B Harding Mr B Harding	Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on Waterberry Drive in Waterloooville which is a purpose built industrial and commercial business park. It comprises a large factory unit (B1/B2 use) with car parking areas to the east, west and south of the building. There is existing car parking provision for 136 vehicles, with one disabled space. The site is well landscaped with grass verges and low level planting.

2 Planning History

03/53562/007 - Formation of overspill car park at north elevation., REF,02/12/2003
98/53562/006 - Erection of externally illuminated freestanding site advertising feature comprising panels within brick wall fronting Waterberry Drive, PERM,17/12/1998
APP/16/01053 - Crown lift 1No. Oak to 3m from ground by removal of 75mm branch work only; remove all major deadwood; shorten over extended lateral branch work over parking area by a max of 2m; remove any dangerous branches; rebalance crown where necessary; sever Ivy at base, subject to TPO 1671. PERM,11/11/2016

3 Proposal

Proposed car parking alterations, proposed cycle shelter and proposed alterations to security fencing and gates.

This would include:

- i. removal of existing bank to the north of the site to provide 10 additional car parking spaces and a cycle shelter to allow the storage of 10no cycles under a weather proof structure.
- ii. extend the current area of parking to the west of the site to create a further 5no spaces and a turning area.
- iii. removal of two outbuildings on the south west corner and provision of a parking area for 13no spaces
- iv. Under PD, remove the grass area to the south east of the site to provide angled parking for 5no. spaces.
- v. Provision of 2no. spaces to the area adjacent to the vehicular access with hedge screening to shield them from Waterberry Drive.
- vi. Provision of a further 2no. disabled spaces adjacent to the main entrance under permitted development.

Overall the number of parking spaces would increase from 136 to 163, including the provision of 2 further disabled spaces, 20 cycle spaces and 6 motorbike spaces.

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)
DM14 (Car and Cycle Parking on Development (excluding residential))
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

The proposal would comprise the removal of a cherry tree. This has limited amenity value and would not merit a TPO. Therefore there is no objection to its removal. It is noted that protective fencing will be used and that the proposed works will be encroaching the RPAs by a small amount on some of the rear boundary trees, consisting of Oak and Ash species. However, these RPA's are already impacted upon from the existing make shift parking spaces. The proposed surfacing works are of a no dig construction which will further minimise the impacts on the RPAs. I have no objection to the proposed works providing it is conditioned that the works are carried out in accordance with the AIA/AMS/TPP/.

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment on the travel plan or the proposed parking layout.

However, it is a long term ambition of the Highway Authority to provided a public cycleway/footway route through this site linking the industrial estate to the new residential development to the north and it unfortunate that this has not be provided within the layout.

Landscape Team

The applicant has comprehensively addressed my comments raised previously during pre-app consultation back in September.

My only remaining issue is with 3no proposed parking bays within the frontage verge, which remain visually prominent. I am concerned there are several large drain / utility covers that may preclude any mitigation planting and furthermore that screen planting could impede visibility for safe egress from these bays. I'm not convinced that vehicles manoeuvring into/out of these three bays across the main goods delivery / collection entrance is a particularly logical or safe suggestion – can these be repositioned elsewhere?

Officer Note - This response was fed back to the agent who justified the requirement for those spaces. The LO provide a further response to advise that this area could facilitate two parallel spaces and that a further space could be provided elsewhere.

In response the agent provided an amended plan on 4/10/17 to include these changes which is now satisfactory to the Landscape Officer.

Property Services Manager

No objections.

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: 34

Number of site notices: 1

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) Parking provision and highway considerations

(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 site is characterised by areas of landscaping and low level hedging about the building, giving it a noticeably more verdant character within the context of the business park. The proposed increase to parking areas have been carefully designed to retain this character where possible, by extending out the existing various parking areas and including new hedging around new parking areas. The most visual new parking area would be the two parallel spaces situated close to the front entrance which is currently a grass verge. However, following advice from the Council's Landscape Officer, these spaces were reduced to two and designed in a parallel formation with a hedge around to act as a screen. The proposed surfacing to the new car parking spaces would permeable block paving, which is satisfactory to the Council's Tree Officer in areas which are close to large off site trees. The proposed cycle parking shelter would be subservient in scale and constructed of materials appropriate to the character of the site.

Overall it is considered that the proposals would not be harmful to the character of the site or the street scene and therefore accords with policies DM8 and CS16 of the Local Plan.

(iii) Parking provision and highway considerations

The application advises that there is a greater demand for car park spaces than the current provision can supply. The site is not in a highly sustainable area in terms of public transport and therefore travel by car is likely to be higher. The number of spaces would increase by 27 and in addition to this there would be 2 further disabled spaces. The Council's Highways Engineer has been consulted and has not raised any objection to the proposed development. The proposal therefore accords with Policy DM14 of the Local Plan.

8 **Conclusion**

The proposal would provide the necessary increase to parking provision whilst respecting and retaining the character of the overall site and therefore is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00763 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:
Location and block plans - DN: 3 Rev C
Proposed site layout - DN: 2 Rev D
Proposed cycle shelter - DN: 4
Design and Access Statement
Travel Plan
Arboricultural Report (August 2017)
Reason: - To ensure provision of a satisfactory development.
- 3 The development shall be carried out in strict accordance with the Arboricultural Report, Method Statement and Tree Protection Plan dated August 2017 by Johnston Tree Consultancy.
Reason - in the interests of the protection of nearby trees and having regard to Policy DM8 of the Local Plan (Core Strategy 2011) and the NPPF 2012.

- 4 The car parking, cycle parking, servicing and other vehicular access arrangements shown on the approved plan Drwg No. 3 Rev C (received on 4/10/17) to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.