Site Address:	Solent Retail Park, Phase II, Solent Road, Havant		
Proposal:	Installation of two carved and painted oak totems fronting Selbourne Road and Solent Road.		
Application No:	APP/17/00631	Expiry Date:	24/08/2017
Applicant:	Mr Belbin Hargreaves Management Ltd.		
Agent:		Case Officer:	Steve Weaver
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site lies on the south eastern road frontage of the existing Solent Retail Park Phase II which lies within the western sector of Havant Town Centre and which features recently completed Next and M&S stores. The application site is bounded by Selbourne Road (to the east), and Solent Road (to the south). The adjoining land use to the north is car parking associated with the retail stores; the application site itself is located within a landscaping bed which features a number of young silver birch trees and ground cover planting, and straddles a pedestrian pathway from the car park leading to the Solent Road/Selbourne Road junction.

2 Planning History

APP/12/00852 - Demolition of existing buildings on site and erection of a single structure (for class A1 use) extending to 4289 sq.m (GEA) at ground floor and up to 3328 sq.m (GEA) at first floor, with associated access, parking and servicing (approved 20.6.13). Request for partial Discharge of Condition No. 15 (relating to the part of site for Marks and Spencer) (1.3.16). Request to Discharge Condition No. 18 (relating to Unit 1 only) (28.04.2016). Request to Discharge Condition No. 20 (09.05.2016), PERM,20/06/2013
APP/14/00862 - Application for Variation of Condition 29 of Planning Permission APP/12/00852 (Demolition of existing buildings on site and erection of a single structure for class A1 use extending to 4289 sq.m (GEA) at ground floor and up to 3328 sq.m (GEA) at first floor, with associated access, parking and servicing) to vary the approved plans in relation to reducing the building height to similar height of existing Phase I building; alterations to the external design; revisions to car and cycle parking layout; and associated landscaping amendments (approved 12.12.2014). Request to discharge condition nos 18 and 21 (3.5.16)., PERM,12/12/2014
APP/14/00873 - Application to determine whether prior approval is required for the method of demolition of all existing buildings and any proposed restoration of the site., NDET,27/01/2015
APP/14/00961 - Discharge of Conditions 2 and 3 of Planning Permissions APP/12/00852 and APP/14/00862., PERM,23/12/2014
APP/15/00075 - Application for non-material changes to Planning Permission APP/14/00862 relating to external design of south and east elevations of approved building., PERM,04/02/2015
APP/15/00504 - Application for non-material amendment to Planning Permission APP/14/00862 to regularise changes to elevations and internal arrangement., PERM,26/06/2015

APP/15/01180 - Addition of compound to rear of unit., PERM,23/12/2015
APP/15/01181 - Display of 5No. internally illuminated fascia signs., PERM,08/12/2015
APP/16/00018 - Application for non-material change to Planning Permission APP/15/01180 relating to reduction in number of windows to be installed from three to two., PERM,02/02/2016
APP/16/00127 - Installation of 2No. illuminated Totem signs., PERM,01/04/2016
APP/16/00188 - Display of 1No. flex face internally illuminated sign, 1No. internally illuminated metal sign, 1No. metal sign with internally illuminated 3D individual letters and 2No. non-illuminated signs with aluminium individual letters., PERM,18/04/2016
APP/16/00481 - 4No. non illuminated trolley bay graphics to four existing trolley bays, 1No. internally illuminated signage at first floor level located within the unit and 1No. opaque grey film to portion of glazing of shopfront., PERM,21/06/2016
APP/16/00784 - Display of 3 No. vinyl signs to internal glazing to south and west elevations. (Retrospective application.), PERM,02/09/2016

3 Proposal

Installation of two carved and painted oak totems fronting Selbourne Road and Solent Road. The totems will sit either side of the pedestrian pathway leading from the Next/M&S car park to the Solent Road/Selbourne Road junction. They are to be 15' (4.57m) in height with an extra 4' (1.2m) sunk into the ground. Their design is intended to contain symbolism relating to the history and evolution of Havant Town - a letter supporting the application describes the various elements of each totem:

> Each totem would have one main figure. The first is a tanner (male) and the second a glovemaker (female). The male figure would be emerging from a background of leaves (countryside, nature, trees). The female would emerge from a background of brickwork (industry, urban). In the enclosed sheets, there are images for these two characters taken from the archives. They would be my models.
>
> On top of the male totem I would carve the head of a sheep. My research tells me that
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> "Parchment was made from the skins of sheep, goats and calves. Sheep skins were sent to Havant from all over the Downs". At one point in the carving the sheep fur would mingle with the leaves lower down. On the top of the female totem I would carve a Ferrari driving off into the heavens to symbolise the Neville Andrew, who did much to transform the area around Solent Road being responsible for the development of Havant Retail Park and the Trade Park further west. On the bottom section I would carve a network of gloves".

The supporting letter also references two totems which are installed outside the Tesco store on the opposite side of Solent Road.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS4	()
CS6	(Regeneration of the Borough)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer
The Highway Authority have no adverse comment to this application

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: 11

Number of site notices: Two

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 highway safety

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria. In this particular case the site lies within the western part of Havant Town Centre, and applications for development in such locations are normally expected to contribute to the vitality and viability of the locality.

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

7.3 The site forms part of the Solent Retail Park, lying within a narrow landscaped area adjacent to both the car park and the Solent Road/Selbourne Road junction. Opposite the site lies the Tesco Superstore premises, with a large retail unit and substantial car parking areas. The area is therefore overtly commercial in character, with vibrant retail activity and associated car parking provision dominating the street scene. Street furniture in the locality of the site comprises tall street lighting columns and a variety of traffic signage. Outside the Tesco store, to the east of the application site, a pair of carved totems of similar character and height to those proposed can be found.

7.4 In this context it is considered that the introduction of the new totems, whilst of a unique bespoke design and appearance, will complement the overall character of the locality and continue a theme already evident outside the Tesco store. Their height will be subservient to nearby street furniture and it is not considered that they will unduly dominate the street scene.

7.5 The location of the proposed totems is currently occupied by two silver birch trees which form part of the original landscaping scheme for Phase II of the Solent Retail Park. These are to be relocated to other locations on the Solent Road frontage of the development, and so there will be no net loss of soft landscaping as a result of the development.

(iii) Impact upon highway safety

7.6 The proposed totems occupy a site already used for soft landscaping and containing trees of a similar height. The development will therefore have no adverse impact on visibility splays or highway safety and it is noted that the Development Engineer has raised no objections to the proposal.

8 Conclusion

8.1 The proposal will introduce two freestanding totems into the Solent Retail Park, continuing a theme instigated at Tesco. Whilst of original design, it is considered that they will serve to add to the vibrancy of the street scene by creating additional points of visual interest. No net loss of landscaping will occur, and no harm will be caused to highway safety. The proposal is therefore recommended for approval.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00631 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:
Block Plan - Art Installations 147-000 AI-02 Rev A received 29th June 2017
Two sets of photographs showing the proposed totems received 29th June 2017
Reason: - To ensure provision of a satisfactory development.

3 The relocation of 2no. 4m high silver birch trees shown on the approved plans (ref. 147-000 AI-02 RevA) shall be carried out in accordance with the approved details prior to the installation of the totems hereby approved. Should either relocated tree be removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting, it shall be replaced within the next planting season by a tree of similar size and species.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework.