
Site Address:	32 New Lane, Havant, PO9 2NG		
Proposal:	Erection of prefab building to house electrical services.		
Application No:	APP/16/01142	Expiry Date:	28/12/2016
Applicant:	Mr Deans Pfizer		
Agent:	Mr P Anderson Axis Architecture	Case Officer:	David Eaves
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. Whilst it is understood that Pfizer may be closing the facility the application remains valid and needs to be determined by the Local Planning Authority.

2 Planning History

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

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 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

03/52191/034 - 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

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 reclad to match adjacent buildings., PERM,09/06/2008

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

09/52191/047 - New raised roof parapet to existing site building, south elevation of building 'M'. , PERM,27/01/2010

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/11/01212 - 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

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

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

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

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., DEL,

3 Proposal

Erection of prefab building to house electrical services.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS2 (Employment)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control - No comments at this time

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: 1

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 residential amenity

(i) Principle of development

The application is for the erection of a building to house electrical services and would be located within the industrial complex and is enclosed by other buildings. The site is also within the built up area. The development is considered to be acceptable in principle.

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

The site is located within the existing industrial complex. The building would be metal clad to match existing buildings. The building would not be readily visible from the public realm. The development is considered to have an acceptable visual impact.

(iii) Impact upon residential amenity

With regard to the potential noise impact the site is enclosed by other buildings and located away from residential properties, it is not considered that the development would result in noise impact to residential properties.

8 Conclusion

In conclusion, the proposed development is considered to have an acceptable impact on the character and appearance of the area and should not result in noise issues for

residents who are located some distance from the site of the proposed building.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01142

(A) 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
Proposed Floor and Site Plans and Elevations Drawing No. 16-064-01

Reason: - To ensure provision of a satisfactory development.