
Site Address:	Unit 14, Dakota Business Park, 14 Downley Road, Havant, PO9 2NJ		
Proposal:	Two storey side extension to existing warehouse (Class B8) and reconfiguration of car parking and relocation of cycle parking.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00581	Expiry Date:	05/10/2022
Applicant:	Mr Murphy TileEasy		
Agent:	Mr Saunders PDP Architecture LLP	Case Officer:	Graham Speller
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located within the north eastern corner of Dakota Business Park and is occupied by Tileasy Ltd.

2 Planning History

07/71302/002 – Construction of an industrial unit for Class B1(C), Class B2 and Class B8 uses, with ancillary office use, landscaping and parking. PERM. 13/08/2007
APP/11/01847 - Rear (west) side extension to form off-sales area to the trade., PERM,17/01/2013

3 Proposal

- 3.1 Two storey side extension to existing warehouse (B8) and reconfiguration of car parking and relocation of cycle parking. The description of the proposal was amended during the course of its consideration. It was not considered necessary to carry out reconsultation.
- 3.2 The proposals also include a trade counter/outlet on the ground floor.
- 3.3 The proposal has been amended during the course of its consideration in that the parking area has been revised. It was not considered necessary to carry out reconsultation.

4 Policy Considerations

National Planning Policy Framework 2021
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)
CS2	(Employment)
DM10	(Pollution)
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

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Alex Rennie

No comments received.

Councillor Richard Stone

No comments received.

Crime Prevention -Minor Apps

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

Economic Development

No comments received.

Environment Agency

No comments received.

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link:

www.hants.gov.uk/transport/developers/consultation

Portsmouth Water Company

Original Comments

Site Setting

The site is located within the Source Protection Zone 1c (SPZ1c) for the local Public Water Supply Source. SPZ1c relates to subsurface activity only, where the Chalk aquifer is confined and may be impacted by deep drilling activities. Subterranean activities such as deep drainage solutions and/or piling may pose a risk to groundwater quality at the local public water supply source. The confined aquifer is of high sensitivity and consequently all measures to prevent pollution during and post construction are required in order to safeguard the local public water supply.

Drainage

No information has been submitted on the drainage strategy for this proposed extension, the assumption this will connect to existing drainage systems on site. We request confirmation of the drainage strategy.

Piling & Foundations

The proposed site is situated in a sensitive groundwater catchment and there is a potential risk associated with groundworks in this area.

Portsmouth Water would have no objection to piling at this location if the piles terminate within the Clay cover, if the piles penetrate the full depth of the Clay cover we would expect a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) to be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

Construction Environmental Management Plan (CEMP)

Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public water supply source.

A Construction Environmental Management Plan (CEMP) is advised to ensure water resources are not put at risk from fugitive emissions during construction. The plan should detail all pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages.

Further comments following additional information

The Portsmouth Water Catchment Management Team have reviewed the additional documents for the application from a groundwater quality protection perspective and have the following response.

Drainage

Thank you for the additional documentation regarding the proposed relocation of the surface water drainage systems. This meets the conditions set out in our previous response and we have no further comments to make regarding drainage.

Piling & Foundations

Thank you for confirming plans regarding piling and foundations. We are happy for this to be dealt with by means of a pre-commencement condition.

Construction of Environmental Management Plan

Thank you for confirming plans regarding the CEMP. We are happy for this to be dealt with by means of a pre-commencement condition.

Waste Services Manager

No comments received.

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: 7

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) Impact upon residential amenity
- (iv) Highways and parking
- (v) Ecology
- (vi) Drainage
- (vii) Other matters

(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.

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

7.3 The site is located within an established industrial/commercial park where existing development is reflective of this and includes other commercial buildings, some of which have previously been extended.

7.4 The proposed extension responds to the local commercial context by replicating the existing design and materials used on the existing building.

7.5 The site is set down from the adjacent Bartons Road as it crosses over the railway line thereby reducing its visual impact.

- 7.6 It is considered that there would be no adverse impact on the character of the area as a result of the development.

(iii) Impact upon residential amenity

- 7.7 The application site is within an established industrial/employment park and the proposed extension would be within existing built development. As a result, there would be no adverse impacts upon residential amenity as a result of the development.

(iv) Highways and parking

- 7.8 The current parking provision, including the area of the proposed development, is 35 spaces. The site access would remain unaltered.
- 7.9 As noted in the planning history, the original planning permission for the unit was a 'flexible use' for Class B1(c), B2 & B8 uses with ancillary office use. However, the unit has been, and still is, in use as a warehouse (Class B8). Notwithstanding this, it would be possible to revert to one of the other uses without requiring planning permission. As such, this would require more car parking provision than a B8 (storage and distribution) use, and this could not be accommodated within the site should the proposed extension be constructed.
- 7.10 In this regard, the applicant's agent has confirmed that the applicant is willing to accept a planning condition restricting the use of the existing building and the proposed extension for Class B8 purposes only.
- 7.11 Notwithstanding the floor space figures within the application form, the applicant's agent has confirmed that the existing building is 2100 sq m and the proposal adds 457 sq m so this totals 2,557 sq m. Under the parking SPD, as a Class B8 warehouse use, that requires 29 car parking spaces. Cycle parking requires 6 long stay spaces and 3 short stay spaces. The proposed revised car parking layout shows 29 car parking spaces (two of which are disabled spaces) and cycle hoops to provide 10 spaces (two cycles per hoop).
- 7.12 On the basis that the office/trade counter elements are ancillary to the warehouse use the proposed level of parking provision is acceptable for a Class B8 warehouse use. In this regard, it is considered that a planning condition be imposed that covers the proposed extension and existing building for Class B8 (storage and distribution) use only.
- 7.13 The applicant confirms within the design and access statement that the trade counter offer will be designed specifically for trade customers with expected vehicle movements from the highway to be limited in this respect.
- 7.14 As noted above, the Highway Authority raise no objections to the proposed development.

(v) Ecology

- 7.15 The proposed development does not impact on any existing soft landscaping and the proposed extension building will replace hard standing currently intended for vehicle use. As such, there would be no adverse impact on ecology as a result of the development.

(vi) Drainage .

- 7.16 As noted above, Portsmouth Water requested additional information regarding a drainage strategy for the proposed extension. Additional information was provided by the applicant and Portsmouth Water have no further comments to make regarding drainage.

(vii) Other matters

- 7.17 As noted above, Portsmouth Water also made comments on the requirement for a Construction Environmental Management Plan (CEMP) as the fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local water supply source. As such, a pre-commencement condition is recommended which the applicant has agreed to.
- 7.18 In addition, Portsmouth Water require additional information regarding piling and foundations. As such, a pre-commencement condition is recommended which the applicant has agreed to.

8 Conclusion

- 8.1 The proposed development has been well deigned to assimilate with the existing building and would not give rise to any adverse impact on the character of the area or highway safety issues. Consequently, the application is recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00581 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:

28137-PD100 - SITE LOCATION PLAN

28137-PD120 REV C - PROPOSED SITE PLAN

28137-PD115 - PROPOSED BLOCK PLAN

28137-PD121 REV C - PROPOSED GROUND FLOOR PLAN

28137-PD122 - PROPOSED FIRST FLOOR AND ROOF PLAN

28137-PD123 - PROPOSED ELEVATIONS

28137-PD600 - DESIGN AND ACCESS STATEMENT (as amended by revised parking details)

28137-PD131 – PROPOSED SURFACE WATER DRAINAGE STRATEGY PLAN

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 4 The hereby permitted trade counter shall not exceed the area of 64 square metres shown for this purpose in the floor plan drawing and shall remain ancillary to the principal use of the site for B8 Storage and Distribution purposes and shall be for the display and sale of goods to trade customers only.

Reason: The location of this site is unsuitable for the establishment of this type of activity as a principal use having due regard to policy DM3 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 5 Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. The plan should detail all pollution mitigation measures to be adopted during the construction phase. This shall include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public water supply source and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 6 Prior to the commencement of development, a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which any such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) shall be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: The proposed site is situated in a sensitive groundwater catchment and there is a potential risk associated with groundworks in this area and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

- 7 Prior to the use of the extension, hereby permitted, the reconfiguration of the car parking layout to accommodate 29 car parking spaces (including 2 disabled spaces) and the provision of cycle parking for 10 cycles shall be carried out and thereafter retained, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the adequacy of vehicle and cycle parking provision and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 (partially updated September 2019) and the National Planning Framework 2021.

- 8 Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (as amended), or the original planning permission 07/71302/002, the premises shall not at any time be used for any other purpose other than within Class B8 (storage and distribution), (except any ancillary floorspace) without the prior written approval of the Local Planning Authority. This condition shall also apply notwithstanding any provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Reason: In the interests of adequate parking provision and having due regard to policies DM11 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.