

2 Planning History

APP/19/00239 - Application for non-material change to Planning Permission APP/18/00357 (Plot 3 B) relating to revisions to northern elevation to change from three loading bay doors to four and addition of canopy above central loading bay doors., PERM,13/03/2019

APP/19/01066 - Display of 7No. internally illuminated monolith signs., PERM,12/12/2019

APP/12/00338 - Hybrid planning application comprising a part outline application relating to development for employment uses and a hotel with conference facilities and a part detailed application for a new access link road with bus gate to Woolston Road; together with landscaping, infrastructure and associated works (approved 19.02.14). Request to discharge conditions A5, A10, A11, A12, A13, A14, A16, A17, A18, B4 and B10 (05.01.16)., PERM,19/02/2014

APP/20/00508 - Approval of Reserved Matters in respect to Phase 1 Plot 4a of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 11,622 sqm B2 commercial premises for plot access, layout, scale, appearance & landscaping and Condition B5 Other Matters criteria a to h inclusive.(15.10.20). Request to discharge conditions 2 & 3 (05.01.21).Request to discharge condition 4 (18.06.21)., PERM,15/10/2020

APP/21/01267 - Approval of Reserved Matters in respect to Phase 1 Plot 5 of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 3no. B8 storage and distribution units totalling 6,877sqm for Condition B3(i) - (v) plot access, layout, scale, appearance & landscaping; Condition B5 Other Matters criteria (a) - (i) inclusive; and Discharge of Conditions A5, A10, A17 &A18; incorporating revisions to previously approved Parameter Plans forming part of the Environmental Statement dated March 2012 for APP/12/00338, as amended by APP/17/01324, INV,

3 Proposal

3.1 Application for non material changes to APP/20/00508 (*Approval of Reserved Matters in respect to Phase 1 Plot 4a of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 11,622 sqm B2 commercial premises for plot access, layout, scale, appearance & landscaping and Condition B5 Other Matters criteria a to h inclusive*) relating to external design modifications; amended surfacing and planting of substations; amended cycle provision location; and replacement of English Oaks with Hornbeams in planting schedule.

3.2 Specifically the amendments sought relate to :
replacement of a double door with window on the south elevation; omission of several windows on the west elevation; amendments and additions to external doors on south, north and east elevations; amended surfacing and planting of the electrical substations - concrete around in lieu of planting; re-sting of the open cycle provision from SE corner of building to adjacent top of the entrance ramp for ease of access; amended tree schedule replacing unavailable English Oaks with Hornbeams

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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 Consultations

- 5.1 Whilst there is no requirement to carry out consultation on a S96A application, given the specifics of the site and the amendments sought, the following consultation was carried out:

Landscape Officer

From a landscape perspective we have no adverse comments.

County Ecologist

Thank you for consulting me on this application. I have no comments to make on ecological matters

6 Planning Considerations

- 6.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 6.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact of proposed changes

- 6.3 Given the scale of the building located on a dedicated industrial estate, the changes to window and door openings are not considered to visually affect the overall appearance of the building. The use of a narrow concrete surround to the sub station would ease maintenance and access and would make little discernible difference to the adjacent landscaping. The re-siting of the cycle racks does not affect or displace parking provision as the car parking space is swapped. And the switch of specified tree for the planting scheme is acceptable to the landscape officer.
- 6.4 Overall, given the context of the site, the proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse visual impact or affect the function of the site, and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations are not considered to result in a material change to the original planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01299 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

DHF-FIR-ZA4-DR-S-0001-REVM - LANDSCAPE PROPOSALS -
AMENDMENTS HIGHLIGHTED
DHF-FIR-ZA4-DR-S-0001-REVM - LANDSCAPE PROPOSALS
DHF-FIR-ZA4-DR-S-0003-REVM - PLANTING PLAN
DHF-BMD-Z4A-XX-DR-A-12000-C14 - GA ELEVATIONS

Reason: To ensure provision of a satisfactory development.