
Site Address: 1B Wellington Retail Park, 2 Hambledon Road,
Waterlooville, PO7 7FG

Proposal: The construction of a flow forge plant cage/compound and the
installation of air conditioning/refrigeration plant; a flow forge bin store and 5 no.
openings in external wall/cladding associated with AC pipework/ducting.

Application No: APP/21/01390 Expiry Date: 11/03/2022

Applicant: Mr Jones
Iceland Foods Ltd

Agent: Mr Robinson Case Officer: Graham Speller
RRDS Ltd

Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site forms one of three shop units within Wellington Retail Park situated on within the Waterlooville town centre and is currently occupied by Bensons for Beds.
- 1.2 The retail park has a large car park that serves the various units, which is accessed off the A3 and Hambledon Road.
- 1.3 There are other blocks of retail units to the east and north.

2 Planning History

APP/10/00585 – Conversion of 1 No. retail unit to 2 No. retail units. Partial demolition of south elevation to provide 2 No. new retail entrances, additional parking and pedestrian walkway. New mezzanine floor and external alterations. PERM 14/12/2010.

APP/12/00330 – Variation of Condition 2 of Planning Permission APP/10/00585 to allow for the sale of food on one of the two units. PERM 28/06/2012

APP/13/00860 - Display of 3No. illuminated fascia signs to front entrance. 2No. illuminated fascia signs to rear entrance; 1No. non-illuminated fascia sign to rear entrance and 1No. non-illuminated 'goal post' sign to surround front entrance., PERM,06/11/2013

APP/13/00518 - Display of 1No. illuminated fascia sign., PERM,19/07/2013

APP/21/01246 - Variation of condition No.1 of Planning Permission APP/12/00330 relating to the sale of food., Under consideration

APP/21/01412 - Blocking up of existing double fire exit door and the forming of 2No. new openings for single fire exit door and roller shutter., Under consideration

3 Proposal

- 3.1 The construction of a flow forge plant cage/compound and the installation of air conditioning/refrigeration plant; a flow forge bin store and 5 no. openings in external wall/cladding associated with AC pipework/ducting.

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

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS2 (Employment)
CS4 ()
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

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

Submission Version Havant Local Plan

E22 (Amenity and pollution)
E1* (High quality design)
C1* (Protection of existing employment sites)

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments received.

Councillor Mike Sceal

No comments received.

Councillor Peter Wade

No comments received.

County Minerals

No comments received.

Environment Agency

No comments received.

Environmental Health Manager, Community Group

No comments received.

Portsmouth Water Company

The Portsmouth Water Catchment Management Team have reviewed this application and have no subsequent adverse comments to make on this development from a groundwater quality protection perspective.

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: 4

Number of site notices: At least one site notice exists

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

(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 proposed development is relatively minor in nature and sited at the rear of the building would not result in any adverse impact on the character and appearance of the area.

(iii) Impact upon residential amenity

7.4 The applicant commissioned an acoustic environmental survey carried out by LCP and the obtained data was used to assess the potential noise impact of the plant installation on surrounding noise sensitive receptors. The assessment carried out was on the basis that the mechanical plant would be operating over a 24 hour period.

7.5 The report identified that the nearest residential property was 18 Hambledon Road which is some 180 metres away. The predicted noise level is 22 dB which is below the 40 dB recommended in the WHO Night Noise Guidelines for Europe (2009).

7.6 Due to the location of the proposed development, and having cognisance to the acoustic report conclusions, there would be no adverse impacts on residential amenity as a result of the development.

8 **Conclusion**

- 8.1 As noted above, the proposals are relatively minor and would have limited and acceptable impact on the character and appearance of the area and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01390 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:

ICE603-WATERLOOVILLE-SP01 - BLOCK AND SITE LOCATION PLAN –
AC PLANT

B2907 - PROPOSED FLOOR PLAN

ICE603-WATERLOOVILLE-PLN02 - EXISTING & PROPOSED ELEVATIONS
FLOWFORGE INFO

CONDENSERS DETAILS

CONDENSER UNIT SPECIFICATION

AIR COOLED CONDENSERS SPECIFICATION

HEAT PUMP DETAILS

AIR CONDITIONING DETAILS

REFRIGERATION SPECIFICATION

FURTHER REFRIGERATION SPECIFICATION

ACOUSTIC CONSULTANCY REPORT 07720/3/1/2 BY LCP DATED 7TH
DECEMBER 2021

Reason: To ensure provision of a satisfactory development.