

2 Planning History

APP/17/00866 - Approval of Reserved Matters for Phase 1 of Planning Permission APP/15/00732 (Development for employment uses and a hotel with conference facilities; together with landscaping, infrastructure and associated works) relating to Condition B3 (i), and (ii) for plots access and layout ; and Condition B5 (c) for levels of proposed plots and building heights with a maximum height not exceeding 50m AOD contour on Plots 5 and 5a, and 45m AOD contour on Plot 4a (incorporating revisions to previously approved Parameter Plan forming part of the Environmental Statement dated March 2012)., PERM,29/11/2017

APP/18/00224 - Approval of Reserved Matters in respect to Phase 1 Plot 3a of APP/15/00732 (new employment uses, hotel and access road) comprising construction of B2 commercial vehicle repair and maintenance facility with ancillary sales area (total 1,190 sqm) for plot access, layout, scale & appearance and Condition B5 Other Matters criteria A to H inclusive., PERM,04/07/2018

APP/18/00357 - Approval of Reserved Matters in respect to Phase 1 Plot 3b of APP/15/00732 (new employment uses, hotel and access road) comprising construction of 3,528 sqm B1(c)/B2/B8 commercial premises for plot access, layout, scale, appearance & landscaping and Condition B5 Other Matters criteria A to G inclusive.(13.08.18). Request to discharge conditions 4 & 5.(02.04.19)., PERM,13/08/2018

APP/18/00640 - Display of 2No. internally illuminated fascia signs and 1No. internally illuminated pole mounted sign., PERM,03/09/2018

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/19/00385 - 2no. non illuminated building logos and 1no. freestanding non illuminated totem sign., PERM,19/06/2019

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 A3, A5, A10, A17, A18, B9 & B10; 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.

APP/17/01324 - Variation of Condition B6 of Planning Permission APP/15/00732 to remove restriction on proportion of B8 floorspace allowed within the Dunsbury Park development, and thus provide for a maximum mixed use floor space of 61,779sqm within Classes B1, B2 and/or B8 of the Use Classes Order 1987 as amended.(13.12.18).Request to discharge conditions A3, A5, A10, A11, A12 & 13, A14, A17 & 18 and B10 (03.12.20)., PERM,13/12/2018

APP/21/01299 - 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., PERM,14/01/2022

APP/21/01307 - Alterations to elevations for building services installations (new ventilation louvres and boiler flue) and access (new pedestrian door in west elevation), and provision of new external plant enclosures to north, south and east elevations., PERM,31/01/2022

and current application:

APP/22/00757 - Application for Non-material amendments to Planning Permission APP/21/01267 to the following conditions: - Condition A19 (Approved Plans as regards Building Heights Parameter Plan) - Condition A14 (Contaminated Land as regards the timing for submission of any land verification report).

3 Proposal

Application for Non-material change for minor changes to the as installed mechanical services including: - Ventilation louvre positions shifted and an omission of 1 louvre. - Two plant enclosure reduced slightly in size

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

CS16 (High Quality Design)

DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Planning Considerations

5.1 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.

5.2 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

5.3 The proposed changes are minor - on the north elevation the upper louvres have been re-sited closer together and the plant enclosures have reduced in size with a lower louvre also moved slightly; a louvre has been omitted from the east elevation; similarly the rear plant enclosure is smaller with only 2 chiller units instead of 3; and both the southern and eastern plant enclosures have also been reduced in size, containing reduced/different equipment. This application seeks to regularise the as built development.

5.4 Given the scale of the building on a dedicated industrial estate, the changes are very minor and are not considered to visually affect the overall appearance of the building and can be considered non-material.

6 Conclusion

6.1 Overall, the proposed alterations are not considered to result in a material change to the extant planning permission (as already amended) and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00693 subject to the following conditions

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

Front External Plant Compound - Drawing Number PL D02 Rev 2
Rear External Plant Compound - Drawing Number PL D01 Rev 2
External Elevations South - Drawing Number PL E04 Rev 2
External Elevations North - Drawing Number PL E02 Rev 3

Reason: To ensure provision of a satisfactory development.