

Site Address: Unit 4A Dunsbury Park, Fitzwygram Way, Havant, PO9
4EE

Proposal: 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.

Application No: APP/21/01307 Expiry Date: 31/01/2022

Applicant: Mr Stubbs
BioPure

Agent: Mr Jackson Case Officer: Tina Pickup
Area

Ward: Barncroft

1 Site Description

2 Planning History

A18, B4 and B10 (05.01.16)., PERM,19/02/2014

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/18/00356 - External works Plot 3 Access road setting out and construction detail External Works Plot 3 Access Road Signage details External Works Proposed Finished Levels External Works Pavement Construction detail External Works Crossover construction details Dunsbury Park masterplan Below Ground Drainage strategy, UNK,

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/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,

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

3 Proposal

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.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS18	(Strategic Site Delivery)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

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

Submission Version Havant Local Plan

E22	(Amenity and pollution)
DR1	(Delivery of Sustainable Development)
KP7	(Dunsbury Park)
E1*	(High quality design)
E15	(Protected species)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

County Ecologist

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

Environmental Health Manager

The previous report provided by Stantec dated July 2020, covered noise from external plant, noise breakout from internal plant and the noise from deliveries.

The conclusion reached by the acoustic consultant in that report, was that their assessment would indicate no requirement for any specific mitigation measures to be provided when this site is fully operational. It was also noted that based on the survey results and the calculated noise levels at the nearest residential receptors, there had been no need to apply any acoustic feature corrections in terms of impulsivity, intermittency, tonality or other sound characteristics, to the calculated sound levels.

In this application Adnitt Acoustics have provided a revised report dated 5 January 2022, which is an assessment of the impact from the mechanical plant equipment as required as part of the Reserved Matters Application, APP/20/00508, Condition 7, and is for the fixed mechanical plant equipment only.

Adnitt have compared their measurements with those provided in the Stantec report, and have concluded that the proposed mechanical plant is considered to comply with Condition 7 of App/20/00508 with no additional mitigation measures required.

Based on the above, this office has no adverse comments to make in relation to this application. The applicant should be reminded however, that once this site is fully operational, should any ongoing noise related issues arise in the future from this site, mitigation measures may be a retrospective requirement to rectify any such issue

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: 224

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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) Noise & Impact upon residential amenity
- (iv) Impact on ecology

(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 control criteria.

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

- 7.3 The site is located approximately centrally within a designated new industrial area and the building nearly complete. It is a large scale building finished to a high standard. The proposed development involves the insertion of some small extractor vents/ventilation louvres approximately mid way up the elevations on the east, west and south elevations. In these elevations the small grey louvres would be insignificant, as would the additional door in the west elevation. On the north, rear, elevation there would be slightly larger and higher louvres, as well as a boiler flue projecting slightly above the roof line. These would not be visible from the public Fitzwygram Way, and due to the slope of the land, the angle of vision would also hide the flue projection.
- 7.4 In addition external plant enclosures are proposed - these would be enclosed and screened by pallisade fencing. The additions to the south, front, elevation and east, side, elevation are modest in both footprint and scale and unlikely to visually detract from the overall appearance of the building. The proposed plant enclosure on the north elevation would be larger and contain chiller & cooling units, pumps and tanks etc. Visually the enclosure would still be low in height relative to the scale of the building, and set against the backdrop of a grey industrial building on the rear elevation, away from public view. Therefore these additions would not be harmful to the overall appearance or character of the building in the context of the locality, and are considered to comply with policy CS16 of Havant Borough Core Strategy, 2011.

(iii) Noise & Impact upon residential amenity

- 7.5 The nearest residential receptors are about 200m to the east off Calshot Road. An acoustic report has been submitted that demonstrates that the noise from the additional external chiller & cooling units, pumps and condensers would remain within the acoustic parameters set by the original acoustic report as part of reserved matters application APP/20/00508 condition 7. Therefore it is concluded that the proposed additional mechanical plant continues to comply with condition 7 of APP/20/00508 and would have no additional impact on the nearest noise receptors; and therefore no noise mitigation measures are necessary as part of this application. Environmental Health have assessed the submitted Acoustic Report and agree with the findings.
- 7.6 Environmental Health do however note that once fully operational, should any ongoing noise related issues arise, then retrospective mitigation measures may be required. Any future noise complaint would have to be investigated either as a breach of condition 7 of APP/20/00508 or under separate Environmental Protection legislation. An Informative can be added advising of this.
- 7.7 It is considered that the proposed development would not result in any increased harm to neighbouring residential amenity and is compliant with policies CS16 and DM10 of the Havant Borough Core Strategy, 2011.

(iv) Impact on Ecology

- 7.8 Ecological issues and impacts on protected species such as bechstein's bats, dormice

and trees were issues at outline and reserved matters stages for the overall strategic employment site. However the modest scale of the proposed development on a now established single industrial plot, are such that the ecological implications would be minimal. The County Ecologist has confirmed no objection to the proposal.

8 Conclusion

- 8.1 The proposed development is considered minor relative to the scale of the host industrial building and would not be harmful to the visual appearance of the site or detrimental to nearby residential amenity, and is therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01307

(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:

Site Location Plan Drawing Number 10000 PO1.1

Site Plan Drawing Number AR29179 PL SP Rev 2

Northern External Plant Compound Drawing Number AR29179 PL D01 Rev 1

Southern & Eastern External Plant Compounds Drawing Number AR29179 PL D02 Rev 1

External North Elevation Existing & Proposed Drawing Number AR29179 PL E02 Rev 2

External East Elevation Existing & Proposed Drawing Number AR29179 PL E01 Rev 2

External West Elevation Existing & Proposed Drawing Number AR29179 PL E03 Rev 2

External South Elevation Existing & Proposed Drawing Number AR29179 PL E04 Rev 1

Planning Compliance Assessment of Mechanical Plant Equipment by Adnitt Acoustics Report E21139/PCA/R1-A dated 5 January 2022

Reason: - To ensure provision of a satisfactory development.