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Site Address: ICTS Limited, Solent Road, Havant, PO9 1JH  
Proposal: Reserved matters application for landscaping (Condition No. 2) of Outline Planning Permission APP/12/00504 together with discharge of conditions 3, 4, 5, 6, 7, 9, 10, 12, 15, 16, 17 and 18.  
Application No: APP/15/00965  
Applicant: Mr Belbin  
Hargreaves  
Agent:  
Ward: St Faiths

Expiry Date: 02/11/2015  
Team: Team 1  
Case Officer: Heather Lealan

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

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## **1 Site Description**

The site consists the former ICTS building and is located on the southern side of Solent Road. The site is predominantly laid to hardstanding with a mature and established Leylandii hedge running alongside the western boundary, screening the site from the residential properties beyond which lie within the southernmost extremity of the Brockhampton Conservation Area. The site lies within a mixed commercial and residential area.

## **2 Planning History**

### APP/12/00504

Outline Application for redevelopment of site to provide up to 948 sqm (gross internal) of Class B1c (light industry) and/or Class B2 (general industrial) and/or Class B8 use (storage and distribution), to include ancillary trade counters and Class B1a use (offices), with associated access and car parking - Permitted 22 November 2012 at Development Management Committee.

## **3 Proposal**

- 3.1 Reserved matters application for landscaping (Condition No. 2) of Outline Planning Permission APP/12/00504 together with information to discharge conditions 3, 4, 5, 6, 7, 9, 15, 16, 17 and 18. Conditions 10 and 12 are included to be discharged as the applicants have requested that they be altered to require information to be submitted prior to occupation rather than prior to development as applied to the outline consent.

## **4 Policy Considerations**

### National Planning Policy Framework 2012

### Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS14 (Efficient Use of Resources)
- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)
- CS20 (Transport and Access Strategy)
- CS21 (Developer Requirements)

|      |                                                                         |
|------|-------------------------------------------------------------------------|
| DM10 | (Pollution)                                                             |
| DM13 | (Car and Cycle Parking on Residential Development)                      |
| DM14 | (Car and Cycle Parking on Development (excluding residential))          |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features) |
| DM9  | (Development in the Coastal Zone)                                       |

#### Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Adjacent Brockhampton Conservation Area

## **5 Statutory and Non Statutory Consultations**

### Tree Officer

Protection Plan is acceptable. The Leylandii hedge should not be compromised by the proposed drainage layout. The trees to the front central section should all be Alders due to the proximity of the soakaways Silver Birch not appropriate - **condition 5 and 17**

### Building Control

No comments on listed conditions

### Development Engineer

No objection to this application **conditions 4, 9, 15 and 18**

### Hampshire Highways

With regard to your consultation request for the above reserved matters application, HCC can respond with regard to **Condition 4** only. For this we can confirm that the S278 agreement has been signed and the accesses have been designed and agreed.

### Landscape Team

Confirm the amended plans are acceptable to **discharge conditions 3 and 15**

### Environmental Health Manager

The information submitted to discharge **conditions 9 and 18** is acceptable and the conditions can be discharged.

The applicant has requested that information to discharge **conditions 10 and 12** be submitted prior to occupation not prior to development. It is considered by the EH officer that this is acceptable and, as such, amended conditions should be applied to this reserved matters application.

## **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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: One

**Summary:**

(a) Dust generated from development will impact adjacent residential dwellings funds should be made available for cleaning of windows *The submitted dust suppression report is considered acceptable by EH.*

(b) Demolition will create an influx of vermin - funds should be made available for dealing with vermin *The allocation of funds to prevent inconvenience to neighbours in this manner is not a material planning consideration and are civil matters between the developer and local residents. It may be that the matter of vermin becomes a matter for Environmental Health if complaints are received during demolition stage.*

## **7 Planning Considerations**

- 7.1 In 2012 outline permission was granted for the redevelopment of the site to provide up to 948 sqm (gross internal) of Class B1c (light industry) and/or Class B2 (general industrial) and/or Class B8 use (storage and distribution), to include ancillary trade counters and Class B1a use (offices), with associated access and car parking. The matters considered by this outline application were access, layout, appearance and scale with landscaping excluded and subject to this subsequent reserved matters application. As such the principle of development at this site is accepted; the principal matters now under consideration are pursuant to Condition 2 regarding landscaping. Information for the discharge of twelve other conditions has also been submitted and the information/plans submitted should be attached as approved plans to any planning consent for planning conditions 3, 4, 5, 6, 7, 9, 10, 12, 15, 16, 17 and 18. Furthermore the application requests approval for some changes to the elevational appearance of the principal elevation of the building; closely allied to the distribution of materials across the elevation.

(i) External Appearance

- 7.2 The proposed layout, scale and general character of the building remains as per the details submitted and agreed as acceptable as part of the outline submission. The materials submitted are acceptable and the elevational changes are also acceptable and can be considered within the remit of this reserved matters application which includes materials/appearance.

(ii) Landscaping, including the proposed finished ground levels in relation to the existing levels.

- 7.3 The landscaping scheme, as shown on revised Drawing 148-100-101 P received 5 October 2015, includes soft and hard landscaping details. The location, size, types of plant species have been shown on the plan. The Council's Landscape Team have raised no objection to the amended scheme. However, the LPA's Tree Officer has subsequently advised that the three silver birch proposed to the front of the site are not appropriate as they would be planted in close proximity to the proposed soakaways. Therefore these trees should be replaced by Alders, a riparian species. The applicant has been made aware of this required change and it has been agreed in writing. It is considered appropriate to impose a condition that states "notwithstanding the submitted plans" that the five trees located within the central bank to the front of

the site should all be Alders.

- 7.4 A further matter of note arises from the notation relating to the mature leylandii hedge along the western boundary of the site which adjoins the rear gardens of the residential properties in Brockhampton Lane beyond. The submitted plan suggests that the hedge is to be reduced to 2m - 4m in height; however this conflicts with Condition 21 of the outline consent which requires the hedge to be managed at a height of between 4m - 6m. In order that the reserved matters submission is consistent with the outline approval it is considered appropriate to impose a further condition that states that 'notwithstanding the submitted plans' the original height stipulations should still apply.

(ii) Discharge of conditions

- 7.5 The consultees, whose responses have been summarised above, have raised no objection to the information submitted, (the information as listed in suggested plans condition below). The Case Officer considers that the information submitted for those conditions not listed within the consultee section of this report, these being conditions 6, 7 and 16 is also acceptable and agrees with the considerations of the consultee for all other conditions. The details hereby recommended for approval are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

## 8 **Conclusion**

- 8.1 The submitted details are considered acceptable and meet the requirements of all of the detailed matters reserved under Condition 2 of Outline Permission APP/12/00504; and conditions 3, 4, 5, 6, 7, 9, 10, 12, 15, 16, 17 and 18. Amended conditions should be applied to allow the information required by conditions 10 and 12 of the outline consent to be discharged at prior to occupation stage, together with two 'notwithstanding' conditions to address the matters raised at paragraphs 7.3 and 7.4 above.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/15/00965 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Hard and Soft Landscaping Plan Drwg.No 148-100-101 P revised received 5 October 2015  
Additional Plan - External Works Details Drwg.No 146-300-109 rev C received 5 October 2015  
Drainage Plan Drwg.No 148-100-105 P received 2 September 2015  
Elevations and Section including Materials Specification Drwg.No 148-100-300 P received 2 September 2015  
Dust Assessment and Mitigation Measures received 2 September 2015  
Covering letter submitted with the application re SW.HBC.ICTS.150902 received 2 September 2015

**Reason:** - To ensure provision of a satisfactory development.

- 2 Notwithstanding the details shown on the submitted Hard and Soft Landscaping Plan Drwg.No 148-100-101 P revised received 5 October 2015, the 5 trees to be planting within the central bank located adjacent to the northern boundary of the site shall all be Alders (*Alnus Glutinosa*).

**Reason:** In the interests of tree health and safety given the proximity of the trees to the proposed site soakaways and to ensure that the appearance of the development is satisfactory and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Notwithstanding the details shown on the submitted Hard and Soft Landscaping Plan Drwg.No 148-100-101 P revised received 5 October 2015, the hedging along the entirety of the western boundary shown coloured green on that plan shall be retained and managed at a height of not less than 4m and not more than 6m, unless an alternative scheme of screen planting is first agreed with the Local Planning Authority.

**Reason:** To safeguard the amenities of the locality and occupiers of adjoining properties, and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Any proposal relating to the installation and operation of potential noise creation equipment (manufacturing plant, refrigeration units, air conditioning, extract ventilation equipment and so forth) shall be agreed and approved in writing by the Local Planning Authority prior to any occupation of the premises taking place.

**N.B.** Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.

**Reason:** In the interests of protecting local residents from unreasonable noise levels which would be detrimental to the residential character of the area, and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 Any proposal relating to the installation and usage of odour causing processes and / or odour suppression equipment (e.g. extract ventilation equipment) related to processes shall be agreed and approved in writing by the Local Planning Authority prior to any occupation of the premises taking place.

**Reason:** To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011.