
Site Address: Unit 3, Velocity, 1 Stanbridge Road, Havant, PO9 2NS
Proposal: Application for Non-material change to Planning Permission
APP/16/00812 relating to alteration of 2No. loading bays to incorporate dock levellers.
Application No: APP/21/00506 Expiry Date: 14/06/2021
Applicant: Mr Buckland
BAE Systems Pension Funds
Trustees Ltd
Agent: Mr M Stutchbury Case Officer: Graham Speller
Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Outline planning permission was granted under ref APP/15/00824 in June 2015 for the redevelopment of the site with up to 11,363 sqm of industrial and warehouse development. The subsequent Reserved Matters application, APP/16/00812, approved 3No. units, laid out with units 1 and 2 attached, and unit 3 slightly detached. These have now been constructed on site, with the site being named "Velocity".

2 Planning History

APP/15/00284 – Outline Application for demolition of existing building and structures and the redevelopment of the site with the erection of up to 11,363 sq m of accommodation for industrial warehouse purposes, with a clear internal height of up to 12m, within Use Classes B1, B2 and B8. Together with associated car and HGV parking and access, ancillary office and related facilities. Access and Scale to be determined, layout, appearance and landscaping reserved, PERM, 17/03/2015

APP/16/00812 – Reserved matters application for demolition of existing building and structures and redevelopment of the site with the erection of 3No. units relating to layout, appearance and landscaping. Discharge of conditions Nos. 3,4,5,6,7,10,14,15,16 of Outline Application APP/15/00284. (Option 1), PERM, 06/03/2017

APP/18/00220 - Non-material change to Planning Permission APP/16/00812 relating to the internal layout, elevation detail; incorporation of smoke vents on the roof; adjustment of the boundary fence line (part) and change in colour from black to green; amendment to the refuse enclosure; change to concrete block paving for unit 2; demolition of 2no. redundant service enclosures and replacement with landscaping, paving and entrance sign., PERM,29/03/2018

APP/20/01154 - Variation of Condition 1 of Reserved Matters planning permission APP/16/00812 in relation to changes to elevations, car parking layout changes and provision of A/C condensers and enclosures Units 1 & 2., PERM,13/05/2021

APP/21/00074 - Retention of Display of 1No. internal illuminated logo sign; 4No. non-illuminated fascia signs; 3No. non-illuminated wayfinding signs; and 5 flag

poles.
PERM,09/04/2021

3 Proposal

- 3.1 Application for Non-material change to Planning Permission APP/16/00812 relating to alteration of 2No. loading bays to incorporate dock levellers for Unit 3.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
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)

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, Environmental Health Pollution Team have made the following comments:

The application proposes to introduce two dock levellers and retaining walls to an existing warehousing unit in a mix use area with commercial and residential premises.

No information on noise from the proposed dock levellers has been provided in the application and therefore I am unable to advise on whether any adverse noise impacts may occur which could impact residential amenity. I note there appear to be no restrictions over the hours that the unit and loading bays can be used, but an acoustic barrier was previously required to protect the residents of Nutwick Road from noise at night as part of a reserved matters application. I recommend further information is sought from the application on the potential noise from the proposed dock levellers, together with an indication of the frequency and times of day they will be used. It may be the existing barrier provides sufficient mitigation from potential noise and no further mitigation is required, however without further information on this the application contains insufficient detail to be properly determined. If the dock levellers are already insitu, it would be useful to know how long they have been in place.

- 5.2 Following further information being submitted by the agent, Environmental Health advise that it addresses their concerns and have no further comments.

6 Planning Considerations

- 6.1 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) Principle of development
 - (ii) Appropriateness of design and impact on the character of the area
 - (iii) Effect on neighbouring properties and potential noise
- (i) Principle of development
- 6.3 The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development control criteria.
- (ii) Appropriateness of design and impact on the character of the area
- 6.4 The proposed changes are relatively minor and involve a ramp and guide rails for delivery vehicles reversing into the unit. In addition, two of the existing loading bay doors would be changed and additional cladding would effectively result in the loading bay doors being at lower level.
- 6.5 It is considered that there would be no adverse impact on the character of the area as a result of this non material change.
- (iii) Effect on neighbouring properties and potential noise
- 6.6 The agent has confirmed that the guide rails are a fixed steel tube bolted into the ground so that the lorry aligns correctly up to the door. The leveller is inside the building, behind the door and that it is not a source of noise and therefore would not result in any material change to the impact on nearby properties.
- 6.7 As noted above, following this additional information, Environmental Health are satisfied with the proposed changes and have no further comments to make.
- 6.8 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

7 Conclusion

- 7.1 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.
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8 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00506 subject to the following condition:

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

Location plan - 21015 -TP-001

Proposed site plan – 21015 – TP - 003

Proposed floor plan Unit 3 – 21015 – TP - 006

Existing and proposed elevations Unit 3 – 21015 – TP - 007

External works plan – 21012 – TP - 004

Reason: - To ensure provision of a satisfactory development.