

Recommendation: **GRANT PERMISSION**

Southern Water:
Informative requested re requirement for sewer connection.
Environmental Health Manager, Community Group:
No drainage details so condition proposed to ensure there are separators installed.

Advice on discharge of detergents and informative proposed.
No comments on other aspects
Development Engineer - Highways:
no objection

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: 11

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: None

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 streetscene
- (iii) Impact upon neighbouring amenity.
- (iv) Environmental considerations
- (v) Parking considerations

(i) Principle of development

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 streetscene

The site is within the car park of the store and away from the street frontage. It should have no impact on the wider street scene and is considered acceptable under policy CS16.

(iii) Impact upon neighbouring amenity

The proposal is not in close proximity to residential properties so will have no impact on residents. There is an industrial building to the north but the proposal is separated by a boundary fence and on the other side is the rear wall of the building. It should not impact on any operations from these units. It is therefore considered acceptable under policy CS16 in this regard.

(iv) Environmental considerations

As there are no drainage proposal incorporated a condition is proposed to ensure the drainage does not cause environmental issues with the discharge/run off from the operation. On this basis the proposal is considered to meet the requirements of DM10.

(v) Parking considerations

The proposal is in the area of parking that is little used and the store is operating with spare capacity. It is therefore considered that the loss of 9 spaces will not result in a parking issue in the locality on either highway or amenity grounds. The Dev Engineer has no objection.

8 Conclusion

The development is considered acceptable with the proposed conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01056 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 Compulsary Purchase Act 2004.
- 2 Surface water draining from areas of hardstanding shall be passed through an oil separator or series of oil separators, prior to being discharged into any watercourse, soakaway or surface water sewer. The separator(s) shall be designed and constructed to have a capacity compatible with the area being drained, shall be installed prior to the occupation of the development and shall thereafter be retained and maintained throughout the lifetime of the development. Clean roof water or vehicle washdowns and detergents shall not pass through the separator(s). Washdown water shall instead be drained to foul sewer or sealed system.
Reason: To reduce the risk of pollution to the water environment and having due regard to policy DM10 of Havant Borough Local Plan (Core Strategy) 2011
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application form
Portakabin Unit number HDB0544351
Site Location Plan CHQ.15.11604-PL01
Existing Site Plan CHQ.15.11604-PL02
Proposed Site Plan CHQ.15.11604-PL03
Meyer Construction Model Concept 1

Reason: - To ensure provision of a satisfactory development.