
Site Address:	32 New Lane, Havant, PO9 2NG		
Proposal:	Installation of ground mounted solar PV modules in two phases.		
Application No:	APP/13/00836	Expiry Date:	16/10/2013
Applicant:	Ms Grigorieva Pfizer UK	Team:	Team 1
Agent:	Mr Menzies 350 Energy Limited	Case Officer:	David Eaves
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The Pfizer site is within an Industrial estate on the east side of New Lane and is a pharmaceutical company with specialised storage and distribution capabilities.

2 Planning History

00/52191/026

Demolition of SMA building and erection of a new high bay warehouse for storage of pharmaceutical products (to east of SMA building). Permitted 12 February 2002.

03/52191/032

New security building to north of car park. Permitted 16 June 2003.

03/52191/033

Application to crown raise two Holm Oak trees (T1 & T2) subject to TPO 1034. Permitted 2 July 2003.

03/52191/034

New HVAC plant for warehouse located in south east corner adjacent to railway and north west corner close to Stanbridge Road entrance. Permitted 20 November 2003.

04/52191/035

New HVAC Plant for Warehouse situated in South East corner adjacent to railway and North West corner close to Stanbridge Road entrance (resubmission), in order to seek a revision to Condition 3 of planning permission 03/52191/034 with respect to noise level. Permitted 26 March 2004.

04/52191/036

Application to fell Poplar tree, T2 subject to TPO 1034. Permitted 6 July 2005.

07/52191/037

Re-roofing of existing pitched structure with one DDA compliant reception. Permitted 3 September 2007.

08/52191/038

Alteration to existing access and associated works. Facade reinstatement post demolition. Permitted 2 May 2008.

08/52191/039

New pallet store (108.75 sq m) abutting existing maintenance building which will also be re clad to match neighbouring properties. Permitted 9 June 2008.

08/52191/040

New Packaging Hall extension and new electrical intake switchboard. Permitted September 2008

09/52191/047

New raised roof parapet to existing site building, south elevation of building 'M'. Permitted Jan 2010

APP/10/00902

Application for the temporary Planning Permission for the siting of 8No. Portacabin and 6No. steel containers with hardstanding area. Per Jan 2010

APP/12/00117

Installation of 9No. windows at second floor level, south and east elevations. Permitted April 2012.

APP/12/00164

Erection of a new section of palisade security fencing to height of 2.65m, to sub divide north and south sites at 32 New Lane. Permitted April 2012.

APP/13/00837

Erection of new metal-clad substation enclosure Current

3 Proposal

Installation of ground mounted solar PV modules in two phases.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS14 (Efficient Use of Resources)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 21

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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) The Impact on the Character and appearance of the area

(i) Principle of development

7.2 The proposal is for solar PV modules for on site energy generation. The site is in the built up area and the units would be installed at ground level where former buildings have been demolished. The principle of renewable energy production is fully supported by policy CS14 and is therefore acceptable in principle.

(ii) The Impact on the Character and appearance of the area

7.3 The proposed units are ground mounted and are located within a large industrial complex close to existing large buildings. There would be no significant view from the public realm and the proposals are considered acceptable.

8 Conclusion

8.1 In conclusion, the proposals are supported in principle and would have an acceptable visual impact. They would also make a contribution to the energy needs of the site. Permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00836

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Prior to the installation of solar PV modules for Phase 2, a plan showing the details of the units and their siting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the visual amenities of the area and having due regard to policies CS14 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

PV General Arrangement Option 8 Received 17th September 2013

Engineering Drawings

ConSole Installation Instructions

350 Energy Planning and Environment Information dated 15th August 2013

Site Plan Ref: O1612220

Reason: - To ensure provision of a satisfactory development.