
Site Address:	Land bounded by Solent Road, Brockhampton Lane and Selbourne Road, Havant		
Proposal:	Addition of compound to rear of unit.		
Application No:	APP/15/01180	Expiry Date:	30/12/2015
Applicant:	Next Plc	Team:	Team 1
Agent:	B Rayner	Case Officer:	Steve Weaver
	Peter Brett Associates LLP		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site lies to the west of the existing Solent Retail Park and comprises an area of 1.47ha of previously developed land bounded by Selbourne Road (to the east), Brockhampton Lane (to the north/west) and Solent Road (to the south). The adjoining land uses to the north feature The Tanneries Industrial Estate; to the west and south west the residential properties of Brockhampton Lane which lie within the southern section of the Brockhampton Conservation Area; to the south the former ICTS industrial premises and the Tesco retail store and petrol filling station; and to the east the Solent Retail Park with its associated car park. The site is tapered in form, with the depth north-south greatest at the point adjacent to Selbourne Road and becoming narrower as it approaches the junction of Brockhampton Lane with Solent Road.
- 1.2 The site formerly featured a variety of built forms with the eastern part of the site developed in tandem with the adjacent Solent Retail Park within the last 10 years, whilst the buildings on the western part of the site dated back to the 1960s. The buildings housed a variety of unrelated land uses including a motor factors, dry cleaners, motor mechanics, general B1/B2/B8 employment uses and a Pizza Hut restaurant. All have since been demolished and work is well under way in respect of a comprehensive redevelopment of the site for retail purposes as an extension to the existing Retail Park.

2 Planning History

APP/12/00752

Demolition of existing buildings on site and erection of a single structure (for Class A1 use) extending to 4289sqm (GEA) at ground floor and up to 3328sqm (GEA) at first floor, with associated access, parking and servicing. Permit 20/06/13 subject to a S106 Agreement.

APP/14/00862

Application for Variation of Condition 29 of Planning Permission APP/12/00852 (Demolition of existing buildings on site and erection of a single structure for class A1 use extending to 4289 sq.m (GEA) at ground floor and up to 3328 sq.m (GEA) at first floor, with associated access, parking and servicing) to vary the approved plans in relation to reducing the building height to similar height of existing Phase I building; alterations to the external design; revisions to car and cycle parking layout; and associated landscaping amendments. Permit 12/12/2014 subject to deed of variation

to S106 Agreement entered into in respect of APP/12/00752.

APP/15/00075

Application for non-material changes to Planning Permission APP/14/00862 relating to external design of south and east elevations of approved building. Approved.

APP/15/00504

Application for non-material amendment to Planning Permission APP/14/00862 to regularise changes to elevations and internal arrangement. Approved.

3 Proposal

- 3.1 Addition of compound to rear of eastern unit for Next (the intending occupiers). The compound is to contain a mechanical ventilation and condenser system, whose height will sit below the 3m high wooden palisade fencing proposed to surround the compound. Adjacent to the compound a number of additional windows are proposed to be created to the store at ground floor level.
- 3.2 The proposed compound will sit within the servicing yard associated with the new retail development, which in its currently approved form under APP/14/00862 also contains some car parking and cycle parking provision. In recognition of this a revised car parking layout has been submitted with the application.
- 3.3 The application is also supported by an acoustic report which analyses the noise impacts associated with the ventilation and condenser system in the light of the site's proximity to residential development to the west in Brockhampton Lane.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS4	()
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager

I have read the information provided by the applicant and have no adverse comment to make. Although the noise report is now dated, I do not suspect the noise levels to have dramatically changed since its production.

Development Engineer - Highways

No adverse comment

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: 4

Number of site notices: Two

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Impact upon parking and servicing arrangements

(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. The compound proposed will support the plant required in connection with the occupation of the approved building by one of its two intended tenants (Next & M&S) and as such is considered acceptable as an ancillary development for an important retail occupier.

(ii) Impact upon the streetscene

7.3 The compound will sit directly adjacent to the retail store and lies well within the servicing yard, some 4m back from the servicing gates. The servicing yard at this point is enclosed by a 2.6m high brick and flint boundary wall, and as a result the compound will be barely visible from pavement level; whilst only being glimpsed in views through the gates into the servicing yard. Whilst functional in appearance, the proposed wooden palisade fencing will effectively screen the collection of ventilation and condensing equipment required and prevent the site from appearing cluttered.

7.4 The elevational changes to the building proposed - which introduce additional windows at ground floor level in the rear elevation - will be screened by the compound and thus will have no material impact.

(iii) Impact upon residential amenity

7.5 For the reasons set out in paragraphs 7.3 and 7.4, the introduction of the compound and additional windows will have no material impact on the outlook of any nearby residential properties - which all lie a considerable distance to the west along

Brockhampton Lane. However in view of the potential for noise disturbance from the plant arising at times when the locality may be quiet (notwithstanding the commercial setting of the development) the application is supported by a noise assessment which sets out the noise characteristics of the plant to be installed. The Environmental Health consultation response sets out no adverse comments in respect of this information , and therefore it can be concluded that any noise emitted by the plant is unlikely to adversely affect the amenity of nearby residential properties.

(iv) Impact on parking and servicing arrangements

- 7.6 The site layout plans approved under APP/14/00862 provided for a rear servicing yard serving both the Next and M&S stores with an 'in and out' arrangement and car and cycle parking within the servicing yard. The proposed layout of the compound will to some extent prevent this layout being implemented, and so a revised servicing yard layout has been submitted as part of the application addressing the yard area adjacent to the Next store (the M&S yard area being unaffected). This revised layout demonstrates that the originally approved levels of car parking and cycle parking can still be achieved; a condition is recommended to tie the implementation of this layout to the implementation of the compound.

8 Conclusion

- 8.1 The provision of the plant compound to serve the proposed Next store is acceptable in principle, and will have no adverse effects in terms of visual impact or neighbouring amenities. A revised servicing yard layout to address the introduction of the compound will continue to meet the parking and servicing needs of the unit. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01180 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Elevations 02474 - 020-003 rev AD
Elevations 02474 - 020-003 rev AJ
External HVAC Compound 678-M71
Rear yard 02474 - 020-005 rev AJ
Reason: - To ensure provision of a satisfactory development.
- 3 The approved compound shall not be brought into use until the car and cycle parking layout associated with the rear yard has been provided in accordance with approved drawing 02474 - 020-005 and thereafter all of those car and cycle parking spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the

National Planning Policy Framework 2012.