
Site Address: Former Council Depot, Harts Farm Way, Havant
Proposal: Variation of Condition 6 of Planning Permission APP/13/00911 to allow changes in building footprint for required 6m exclusion zone between north east corner of building and adjacent electricity pole. (APP/13/00911 is a Reserved Matters Approval relating to Planning Permission APP/10/00737 and APP/13/00592 for Plot 1 of new business and industrial development and associated discharge of conditions [3(i) the Reserved Matters: a, b, c and (ii) other matters: d, e, f, g, h, i, k, l, m, n, q, r, s, t, v, w] together with discharge of conditions 4, 7, 8, 9, and 12 relating to the whole development site.)

Application No: APP/14/00708
Applicant: BEGG Nominees
Agent: Mrs Perrett
PWP Architects
Ward: St Faiths

Expiry Date: 06/10/2014
Team: Team 1
Case Officer: Sally Smith

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

1 Site Description

- 1.1 The application site is a vacant overgrown site cleared of buildings. The site is boarded up and secure to prevent encroachment and unauthorised use. The site is advertised for sale through the HCA. The site lies adjacent to main A27 dual carriageway and the commercial premises along Harts Farm Way. It is an identified employment site in the Local Plan in an area dominated by employment uses and has good communication links to the A27 junction. There is a tree band along the A27 which has not been maintained. There is a leylandii band along the western boundary.
- 1.2 The site has been vacant for several years and is in a relatively poor condition pending the opportunity for redevelopment. It has been cleared in part following the granting of APP/13/00911.

2 Planning History

APP/10/00737 - Extension of time to implement 02/52646/016 for New business and industrial development with new access from Harts Farm Way. Permit 13/6/11

APP/13/00592 - Application for removal of condition 13 of planning permission. Permit 12/2/14

APP/13/1145 - Discharge of condition 6 of APP/10/00737. Permit.

APP/13/00911 - Reserved Matters Application relating to Planning Permission APP/10/00737 and APP/13/00592 for Plot 1 of new business and industrial development and associated discharge of conditions [3(i) the Reserved Matters: a, b, c and (ii) other matters: d, e, f, g, h, i, k, l, m, n, q, r, s, t, v, w] together with discharge of conditions 4, 7, 8, 9, and 12 relating to the whole development site. Permit

3 Proposal

- 3.1 The proposal is a revision to APP/13/00911 to provide for a small resiting of the building to provide for a 6m exclusion zone between the north east corner of the building and the adjacent electricity pole. The difference is shown on the plan submitted for information purposes. It is this change that is considered in this report. The paragraphs below describe the original proposal.
- 3.2 The proposal under APP/13/00911 was to meet the reserved matter conditions and the other matters of condition 3 of the outline planning permissions (APP/10/00737 as amended by APP/13/00592) together with conditions 4 (Archaeology), 7 (Stream diversion), 8 (Foul drainage), 9 (Surface water), 10 (Need for oil interceptors) and 12 (Sewer protection) for the whole of the site.
- 3.3 The building is for plot 1 in the north western corner, creating 6526 sq m of floorspace in total. It is a rectangular building of approx 54m by 107m running east to west. Service yards are to east and west. The main entrance is on the south side with the main parking area which includes some tree bays within it. The building itself is 8m to eaves; it is to be mainly profiled metal cladding with a variation of micro rib composite panel for the office, frontage, elevation. There is a variation in the colour of panels used. The proposal includes landscaping proposals to reinforce the tree band to be retained at the rear, adjacent to the A27.
- 3.4 The application also includes details to realign the stream and plant its banks under condition 7. Additional details were submitted following comments from consultees.
- 3.5 On the matter of access the main access to the whole site is relocated further to the east than the existing access. The road will provide access to the unit now proposed and future plots. A drainage methodology is also submitted for the site as a whole and the rear plot which was amended to address consultee comments.
- 3.6 The application has been amended to meet the conditions of APP/13/00592 as well as the earlier /10 outline.

4 Policy Considerations

National Policies

NPPF 12

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS6	(Regeneration of the Borough)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Electric - No response
Development Engineer - No objection
Hampshire Biodiversity Information Centre

Previous responses to the APP/13/00911 application.

Arboriculturalist

Not pursued as trees not TPOd and outline provided for reduction of tree screen on north side.

Building Control, (Fire Access Consultation)

Sewer crosses the site.

Hampshire County Council, Landscape Planning & Heritage

No further archaeological issues to be addressed

Stuart Jarvis, FAO:Co-ordinator Development Control (Highways)

Principle of site access with provision for pedestrian footways and crossings acceptable. The access will require a S278.

Dept Transport - Mott Macdonald

No response received

Environment Agency

Condition 7 can be discharged as additional information is acceptable. flood defence consent has been issued. Condition 9 can also be discharged on the basis that the car park area is drained via a cellular storage system and through an oil interceptor. Drainage from the access road via trapped gullies is acceptable.

County Ecologist

No objection to stream and drainage proposals following submission of further details. Concern that contamination not being addressed. (this is subject to a separate subsequent discharge application)

Regeneration & Development

No response received

Langstone Harbour Board

No objections

Engineering/Coast & Drainage

No response received

Natural England

Sufficient information submitted to discharge conditions 7 and 9.

Environmental Health Manager

Concern over linkages between drainage and contamination issues - not part of this application. (Note: Condition 6, contamination is being addressed through a separate application and is being addressed positively.)

Hampshire Wildlife Trust

No response received

Development Engineer

Cycleway not required along frontage; existing access needs to be closed and there maybe highway that needs to be extinguished; internal layout acceptable but parking not sufficient for an office use.

Crime Prevention -Major Apps

Advice provided in respect of boundary treatment, external lighting , CCTV and intruder alarms.

Planning Policy

The site is allocated for employment in Policy HB2 of the Allocations Plan and the proposal should comply with the site specific requirements. Approval recommended.

Southern Electric

No response

Southern Gas Networks

No response

Southern Water

Concerns that adoption proposals need to be in place.

Traffic Management Team

Incorporated in Development Engineer response

Urban Design

Building design acceptable

Education Department

N/A

Hampshire Biodiversity Information Centre

Notable species within 50m.

Landscape Team

Advice provided on tree planting which has been incorporated into final landscape plan.

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: 27

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) Acceptability of Design and impact on character of the Area
- (iii) Highway and parking considerations
- (iv) Environmental Impacts

(i) Principle of development

7.2 The principle of the development is established by the outline planning permission APP/10/00737 and the earlier reserved matters permission APP/13/00911. This proposal is a resubmission for the reserved matters. The considerations below consider the changes in standard font and the report for APP/13/00737 is provided in italics to provide context.

(ii) Acceptability of Design and impact on character of the Area

7.3 The design of the building is as previously approved. The building is repositioned so the yard to the east is 4m wider but this repositioning is compensated by an increase in the footprint to the front and the rear so that there is not the need to reduce the yard on the west side by as much as 4m. These changes will not impact on the appearance of the development. The arboricultural report indicates that no further trees will be lost and we have an updated landscape plan which is acceptable.

Previous Assessment: The building proposed is at the rear of the site and whilst a very large industrial building has been designed with interest in the front, south, elevation, which is considered acceptable. Other matters of means of enclosure and planting are also acceptable to the scheme and its location. The tree belt at the rear is to be reduced but then reinforced and so the details with respect to the scheme and the impact on the character of the A27 corridor to the rear (north) is also considered acceptable. Some leylandii on the west boundary will be lost but the layout has been amended to ensure that those that remain are a suitable distance from the hard surfaced area. For the area of the loss there is replacement planting proposed. In terms of visual impact the scheme is therefore considered acceptable and will accord with Policy CS16.

(iii) Highway and parking considerations

7.4 Highways have no objections to the changes,

Previous Assessment: HCC highways have confirmed that the position of the access

is acceptable and that the detailed design will be dealt with under the S278 procedure. This will deal with any details of access for pedestrians and cyclists. The cyclist provision in the area has now been addressed by the cycle way on the south side of Harts Farm Way. The Development Engineer has confirmed that the internal road layout is acceptable. The requirements of policy CS20 have therefore been met. It will be necessary to close up the existing access before the front plot is developed but for the purposes of plot one a condition is proposed that it is not occupied until the new main access is constructed.

- 7.5 On the matter of parking there is sufficient spaces for B1(b) and (c) uses and B2 but not B1(a). The applicant has confirmed that the use may be restricted. It is therefore considered that on this basis policy DM14 has been met.

(iv) Environmental matters

- 7.6 The proposed changes do not impact on the previous proposals for the stream or contamination implications.

Previous Assessment: In order to develop the site the stream requires to be realigned. The matters of the stream and drainage are closely linked. Following the submission of additional information the EA confirmed that the stream detail was acceptable, including planting details. On the environmental impacts both Natural England and the County Ecologist confirm the details are acceptable. Environmental Health have been concerned about the contamination implications but these are being addressed positively through a separate application. It is therefore considered that the technical and ecological aspects of the stream and drainage proposals have been adequately met.

(v) Other matters

- 7.7 The application has been submitted as SSE required a greater clearance from their live conductors. The Electricity Board have not responded to their consultation but PWP have submitted an email to confirm this requirement made of them by SSE.

8 Conclusion

- 8.1 It is considered that the proposals to change the position of the building are acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/14/00708 subject to the following conditions:

- 1 Notwithstanding the details shown on the submitted drawings, construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 The premises on plot 1 shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those 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.
- 3 The premises on plot 1 shall not be occupied before the proposed access onto Harts Farm Way is constructed and laid out in accordance with the approved details.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The premises on plot 1 shall be used only for purposes within Use Classes B1(b), B1(c), B2 and B8 and for no other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. Any office provided within the premises shall be wholly ancillary to the authorised uses of the site for B1(b), B1(c), B2 or B8 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.
- 5 The landscaping scheme for plot 1 and the stream banks shall be completed within 6 months from the completion of the last building shell, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.
Reason: To ensure that the landscape scheme is completed in the interests of the appearance of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

PWP Drawings and reports

4812/ 1057A Site Location Plan
1058C Site Layout Plan
1006P Ground Floor Plan
1007P First Floor Plan
1400B Sections
1009L Elevations
1008G Roof Plan
1056C Render (CG1)
1200A Phasing Plan
1060A Revised Footprint (For information)

Design and Access Statement

Emails of 9th, 16th January and 13th February 2014.

Email of 16 September 2014 and attached plan 1111-PP-300 B

Upton McGougan Drawings and Reports

034.0036 2100P3 Engineering Layout
2101P2 Engineering Layout
2102P1 Combined Services Layout
2104P1 Site 4 Engineering Layout
2105P1 Cross Section through Eastern Culvert and Headwall
2106P1 Cross Section through Western Culvert and Headwall
2110P1 Road long Sections and Cross Sections Layout
2147P1 Concrete Service Yard Construction Details
2148P1 Concrete Sluice Yard Construction Details
2149P1 Car park construction details
2150P1 Carriageway and Footpath Details
2151P1 Tactile Paving Construction Details
2153P1 Combined Gulley and Catch Pit
2154P1 Type M3 Manhole
2155P1 Type M5 Manhole
2156P1 Type M5 Manhole
2157P1 Road Gulley
2158P2 Brickwork Headwall
2159P1 Street Lighting Draw Pit
2160P1 Planted Column Erection Details
2161P1 Service Duct Bedding
2162P2 Manhole Details
2163P1 Network 1 Twin hydrobrake
2164P2 Network 2 Twin Hydrobrake
2167P1 Pipe Bedding Details
2165P1 Access and Inspection Chamber Construction Detail
2166P1 Rodding Eye Construction Detail

Drainage Strategy dated Dec 2013 Rev B
Soils Investigation site Investigation (for information)

Other

ECOSA - Ecological Survey and Assessment Limited Report and Ecological Assessment
Cain Bio-engineering Ltd Drawing 13075/101/JED Rev 6 - Proposed Plan View of Works
Cain Bio-engineering Ltd Drawing 13075/102/JED Rev 1 - Existing Plan View
Peter Easton Statement re condition 7 of 12 Dec 2013
Method Statement for deculverting and new channel works. Version 2. 12 Dec 2013.
Barrell Tree Consultancy Drawing and Report
Arboricultural impact appraisal and Method Statement 1362-A1A2-PB dated 02 July 2014 and 13262-BT2 - Tree Protection Plan
Museum of London architectural Service Report
Harts Farm Way - An Archaeological Report January 2007

Reason: - To ensure provision of a satisfactory development.