
Site Address:	32 New Lane, Havant, PO9 2NG		
Proposal:	Erection of new metal-clad substation enclosure.		
Application No:	APP/13/00837	Expiry Date:	17/10/2013
Applicant:	Mr Deans	Team:	Team 1
	Pfizer		
Agent:	Mr Rogers	Case Officer:	David Eaves
	Axis Architecture		
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/13/00836

Installation of ground mounted solar PV modules in two phases. Current

3 Proposal

Erection of new metal-clad substation enclosure

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health:

I have had a look at the application and in principle I have no objections.

I would however like for some conditions to be imposed to minimise the impact of the development.

1. Noise from demolition/Construction.
2. Dust suppression method.

Although some noise will be generated from the electrical substation, sound insulation (internal) would minimise the noise escaping. I would be grateful to receive acoustical mitigation measures intended to be installed. the applicant should be made aware that this would potentially increase the air temperature and ventilation may be required. due to the location of the site, I would not expect to receive complaints from local resident, however controlling the noise from the substation will ensure that the background noise levels does not creep up, so that if further applications are received to building/operate further noisy equipment, the noise levels within the area will be protected.

Comment:

Given the small scale of the development and the location set off the site boundaries and the nearest residential properties it is not considered that condition 2 is reasonable or necessary. An informative in relation to noise insulation is recommended.

Southern Electric:

No comments received.

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) Impact on character and appearance of the area
- (iii) Noise impact

- (i) Principle of development

- 7.2 The application is for the erection of a substation for Pfizer and would be located within the industrial complex and is enclosed by other buildings. The site is also within the built up area. The development is considered to be acceptable in principle.

- (ii) Impact on character and appearance of the area

- 7.3 The site is located within the existing industrial complex and adjacent to an existing substation. The building would be metal clad to match existing buildings. The building would not be readily visible from the public realm. The development is considered to have an acceptable visual impact.

(iii) Noise impact

- 7.4 With regard to the potential noise impact the site is enclosed by other buildings and located away from residential properties, it is not considered that the development would result in noise impact to residential properties. An Informative in relation to noise insulation is recommended.

8 Conclusion

- 8.1 In conclusion, the proposed development is considered to have an acceptable impact on the character and appearance of the area and should not result in noise issues for residents who are located some distance from the site of the proposed building.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00837

(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 The external materials to be used shall match in type, colour and texture those on the building to the south east of the proposed building.
Reason: In the interests of the amenities of the area and having due regard to policy 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:

Design and Access Statement - Axis Architecture
Location Plan Reference OI612220
Location Plan Drawing No. 13-59-01 Rev A
Existing Plans and Elevations Drawing No. 13-59-02 Rev A
Proposed Plans, Elevations and Section Drawing No. 13-59-03 Rev A

Reason: - To ensure provision of a satisfactory development.

