

1 Site Description

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. The whole site subject to the outline 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. The access onto Harts Farm Way for the whole site has been constructed. There are trees fronting Harts Farm Way on this plot; the remainder is cleared.

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 providing fresh new outline application.

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

APP/13/00911 - reserved matter application relating to AAP/10/00737 and AAP/13/00592 for Plot 1 and discharge of condition 3(i) and (ii) and 4,7,8,9 and 12. Permit.

3 Proposal

The proposal is to meet the reserved matter conditions and other matters of condition 3 of the outline consent APP/13/00592 together with conditions 9 (drainage),11 (piling) and 13(travel plan).

P & I Generators are a local Havant firm that build and supply non standard electrical generators. They wish to move from New Lane and expand their operation.

The building is for plot 3 in the south eastern corner, creating a building with a ground floor of 811.50 sqm, a first floor of 596.13 sqm and a covered yard of 2196.13 sqm. The two storey element is alongside Harts Farm Way with the covered area on the north side. The actual footprint is 1600 sqm. The height to the ridge is 8.77m and the height to eaves 7.15 sqm. The building is a portal framed steel structure with shallow pitched roofs and clad with plastisol coated steel composite panels - goosewing grey with russet red vertical panels in the south elevation and for part of the other elevations. The landscaping scheme provides for the retention of some trees (not TPOd) on the south side of the plot but not the trees alongside the south elevation of the building due to tightness of space between building and boundary. A hedge is proposed for the southern boundary and a planting bed is proposed within the site. Vehicular access is taken from the north western corner of the plot which is from the internal access road for the industrial site. A pedestrian access is proposed to both Harts Farm way and to Brockhampton Road. The main area of the yard is to be tarmac with the majority of parking areas gravel. Visitor parking is however provided on the tarmac surface. A 2m paladin boundary fence is provided for the site. For the construction period details of parking for construction workers is proposed to the western side of the site and a storage area for materials is demarcated on the plans.

In respect of conditions 9, 11 and 13 a suds drainage system is proposed and piling details have been submitted. A travel plan has also been submitted.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - The Highway Authority has no adverse comment on this application, subject to a planning condition stating that construction and future access must be taken from the northwest corner of the site as shown on drawing 989.04.

I would suggest that the Planning Authority places a condition on the approval stating that the parking as shown on drawing 989.02f is provided and retained in order to comply with the HBC Parking Standards. A further consultation confirmed the Travel Plan acceptable.

Landscape Team - Concerns expressed on loss of trees on southern boundary and comments on landscaping scheme. Revisions provided for a landscaping bed and hedge to southern boundary. Scheme largely acceptable but request made for further trees at eastern end of site.

Environment Agency - Following further submissions clearance provided for the details submitted under conditions 9 and 11.

Building Control, (Fire Access Consultation) - no objection.

Economic Development, Regeneration & Development - No formal response but supportive.

Environmental Health Manager, Community Group - Following further submissions no

objection raised to details submitted for conditions 9 and 11.

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: 23

Number of site notices: One

Statutory advertisement: 27/02/2015

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) Highways and parking considerations
- (iv) Environmental and Drainage 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. The principle of the development is established by the outline permission APP/13/00592 and therefore the considerations are ones of detail for the scheme.

(ii) Acceptability of Design and impact on character of the area.

The building proposed is on the frontage of the site to Harts Farm Way and the two storey element fronts that road. The building only accommodates about half of the frontage of the site. The building is to be clad in composite panels and will have a functional appearance although interest will be provided by the russet red panels. The building will be softened by the retention of some trees on the western end of the frontage and a single tree at the eastern end together with a new hedge that will be planted along the frontage. There are a number of industrial operations along Harts Farm Way including buildings that include brick, steel and composite clad buildings and open sites. It is considered that in this industrial area that both the design and the landscaping will be acceptable. Whilst the retention, or introduction of more trees would have been visually beneficial, with the introduction of the hedge of native species on the boundaries and the need to not unduly hamper the development of this important industrial site that the landscaping scheme for the site is acceptable. In terms of visual impact the scheme is therefore considered acceptable and will accord

with Policy CS16.

(iii) Highways and parking considerations

The Development Engineer has no objection to the scheme subject to the access being in the position shown and the car parking being provided. The internal road that provides the access to the site has already been constructed. The requirements of CS20 have therefore been met. The Travel Plan (subject to condition 13) is considered acceptable also to the Dev Engineer.

(iv) Environmental and Drainage Considerations

Contamination concerns were addressed for the whole of the site by an earlier discharge application of condition 6 of the outline and the details of the stream diversion were also approved under the application for the reserved matters for plot 1. The considerations are therefore specific to this site alone - site 3.

This application also sought to discharge condition 9 (drainage) and 11 (piling) for the plot. The original information was not adequate and it has taken a number of further submission of details to meet the requirements of the EA and Env Health. The submissions have now been accepted by those bodies and on that basis it is considered acceptable to discharge conditions 9 and 11.

8 Conclusion

It is considered that the details submitted under condition 3 for plot 3 are acceptable and the other submissions are acceptable for the discharge of conditions 9, 11 and 13.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL OF RESERVED MATTERS** and discharge conditions 9, 11 and 13 of APP/14/01296 as applied for under application APP/14/01296 subject to the following conditions