
Site Address:	Land at Junction Opposite 115, Havant Road, Emsworth		
Proposal:	Erection of building to house gas regulator equipment.		
Application No:	APP/14/00440	Expiry Date:	03/07/2014
Applicant:	Mr & Mrs Hawkes	Team:	Team 1
	Southern Gas Networks		
Agent:	Mr Hawkes	Case Officer:	Stephen Andrews
	Southern Gas Networks		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application is made up of an existing gas regulator compound, with existing brick built equipment cabinets on-site. the compound is surrounded by mature tree and hedge screening, which ensures there is no significant visual impact from the site. the compound is accessed via a private road way that is closed off to vehicles. Whilst there is pedestrian and cycle access to the nearby A27 underpass the site is not visible from this route.

The site is bounded by the A27 bypass to the north and east and by the old A27 to the south and west. Approximately 130m away are two residential dwellinghouses. Adjacent to the site is a telecommunications compound and mast.

The site is included in land beyond the settlement policy boundary within a strategic gap. However, due to the high level of tree planting around the compound it has little visual presence outside of the compound site.

2 Planning History

02/65894/002 - Application to determine whether prior approval is required for the siting and appearance of 12.5m monopole telecommunications mast supporting 3x antenna, 2x transmission dishes (total height 15m), equipment cabin and ancillary development for Hutchison 3G. Prior Approval Required - Permitted - 11/07/2002.

3 Proposal

Erection of building to house gas regulator equipment.

The applicant has stated that:

The existing gas regulator building located on the western side of the compound is to be removed once the new building is in place. The base of that former building will then be hard surfaced. The function of the plant is to regulate the flow of gas to the correct pressure that feeds into individual properties. A hierarchy of regulators exists from the point of delivery in the North Sea, right the way down to individual households.

The proposals are driven by the need to regularly maintain such plant and to keep pace with the way the industry performs and allow for health and safety improvements

when staff may need to inspect and maintain the plant. The plant is generally centrally monitored and staff only occasionally visit the site to inspect or maintain the plant.

There is no real correlation between the number of homes served and the modest increase in size of the building. Vent pipework shown only operates in an emergency, should any unlikely form of leak occur.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS16 (High Quality Design)
- CS19 (Effective Provision of Infrastructure)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy - No objection received

County Minerals - No objection

Environmental Health Manager, Community Group - No objection

Crime Prevention -Minor Apps - No response received

Hampshire Biodiversity Information Centre - No objection having regard to screening guidance for the development proposed

HCC Property Services - No response 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: 2

Number of site notices: At least one site notice exists - check the number.

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 the rural character and appearance of the area

(iii) Impact on neighbour amenity

(i) Principle of development

The site is located outside of the settlement policy boundary and within a strategic gap where there is presumption against inappropriate development. However, the site is an existing gas regulator compound and the works seek to improve the existing facilities on-site. Therefore subject to compliance with policies CS11, CS16 and CS19 of the Havant Borough Core Strategy 2011 the development would in principle be acceptable.

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

As mentioned above the application site is an existing gas regulator compound that benefits from existing natural screening. Further the area of the site identified for the new building is a well kept section of lawn.

Whilst the site is included within the countryside and a strategic gap the development proposed is relatively low key and would see an existing structure on site removed following the completion of the new storage building.

The site benefits from substantial natural screening, which will remain and the area of land identified is currently a kept section of grassland. It is therefore considered that there will be no impact on the rural qualities of the site and having regard to the HBIC screening guidance there would be no impact on protected species or protected land designations.

It is therefore considered that the development is an essential operation and would not prejudice the sites Conservation interests. The proposal therefore accords with policies CS11, CS16 and CS19 of the Havant Borough Core Strategy 2011

(iii) Impact on neighbour amenity

The nearest neighbours, 113 and 115 Havant Road are some 130m from the site. Further the level of screening afforded to the compound means that the compound and operations within have no visual impact on the wider area. Further the minor works to the existing compound would not result in an increase in activity or use.

The development proposed does not therefore result in harm to neighbour amenity.

8 Conclusion

Having regard to the above information the minor operations to the existing gas regulator compound would not result in unacceptable harm to the rural character and Conservation interests of the rural area or harm neighbour amenity. 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/14/00440

(A)

(B) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing: LTSH0063/B/001 Rev.A

Drawing: LTSH0063/B/002 Rev.A

Drawing: LTSH0063/B/004 Rev.A

Drawing: LTSH0063/B/005 Rev.A

Reason: - To ensure provision of a satisfactory development.