
Site Address:	17 The Tanneries, Brockhampton Lane, Havant, PO9 1JB		
Proposal:	Installation of mezzanine floor.		
Application No:	APP/13/00539	Expiry Date:	07/08/2013
Applicant:	Mr R Hunt	Team:	Team 1
Agent:	Mr G Kingston-Minnis	Case Officer:	Steve Weaver
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Unit 17 The Tanneries comprises a mid-terrace, two storey industrial unit forming part of the overall Tanneries industrial estate, which is located off Brockhampton Lane to the west of Havant Town Centre. The unit is of conventional design with profile metal cladding forming the main elevations and windows at first floor level facing on to the access/car park to the front of the unit.
- 1.2 The site adjoins other industrial units to the east; to the north it backs on to a communal servicing yard and the grounds of Portsmouth Water Company's (PWC) premises, which wraps around to the west; to the south lie the residential properties of Brockhampton Lane beyond a brick boundary wall which encloses the car park. Access to the site is formed from Brockhampton Lane at its road closure terminus adjacent to the Brockhampton Lane cottages.
- 1.3 The land to the north, west and south of the site (PWC land and the residential enclave of Brockhampton Lane) is designated as part of the Brockhampton Conservation Area.

2 Planning History

- 2.1 Relating to this unit:

95/50032/017

Change of use to B1(b) & (c) - Permitted 26/10/95. Condition 3 of that consent withdraws the right to increase floor space at the premises without the approval of the Local Planning Authority.

- 2.2 Also of relevance is the following application for an expansion of the Solent Retail Park which lies to the south east of the site and which will involve the demolition of the applicants' existing premises off Brockhampton Lane:

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. Permitted 20/6/13.

3 Proposal

- 3.1 Installation of mezzanine floor resulting in increase in floor space from 510 sqm to 639 sqm. As the mezzanine will link into existing first floor accommodation no external

alterations are required to the premises.

- 3.2 The application describes that the additional floor space is intended to facilitate the relocation of Navitron Systems Ltd from their existing premises at Brockhampton Lane, which is due to be demolished and redeveloped as part of the Solent Retail Park extension approved under APP/12/00852 above.
- 3.3 The plans submitted with the application indicate that the existing unit benefits from 9 car parking spaces; however Navitron advise that they have made arrangements with an adjoining premises (Hourglass UK (Havant) Ltd) to use 10 car parking spaces allocated to Hourglass which are currently not needed for their operations. A Travel Plan has been submitted to support the application.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS3	(Skills and Employability)
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager

No comments

Planning Policy

No comments

Regeneration & Development

Economic development strongly supports this application which will enable this important firm to remain in the Borough. They have a major export market for their marine electronic equipment and employ a considerable number of highly skilled staff.

Development Engineer

This application is for an additional 129 m² of floor space giving a total of 639m². At full car parking standard of 1 space per 45 m² this should result in 639/45 = 14 Spaces however this could be reduced by 30% because it is in a sustainable location that is 10 space, If they want to come to a private arrangement with an adjacent business to "borrow" spaces that is up to them but we cannot count these spaces However the have 9 spaces available and this is acceptable providing they produce a

travel plan.

Officer comment: A Travel Plan has subsequently been secured from Navitron which is acceptable to the Development Engineer.

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: 7

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) Impact on the character and appearance of the area, including Brockhampton Conservation Area
- (iii) Highways and parking issues

(i) Principle of development

7.2 The NPPF 2012 and the Council's planning policies are highly supportive of economic development within the existing urban area, particularly where it assists in the retention of highly skilled industries which are at a premium in the Havant area. Navitron are such a company, who trade internationally and who are currently located a short distance away from the application site. The principle of this development, which will enable Unit 17 to be fit for purpose for the company's relocation as part of the Solent Retail Park expansion, is therefore supported and should be particularly helpful as the relocation is so close to the existing premises (resulting in minimal disruption for existing employees).

(ii) Impact on the character and appearance of the area, including Brockhampton Conservation Area

7.3 The additional floorspace proposed will link in to an existing first floor area which is served by windows in the original building. The use to which the building is to be put accords with its lawful use under Permission 95/50032/017. Consequently the alterations proposed will result in no material change to the external appearance of the building, and the resulting building will have no different impact on the character of the area generally than that existing. As such, the character of the adjacent Conservation Area, and its setting, is preserved.

(iii) Highways and parking issues

- 7.4 The original reason for imposition of Condition 3 of Permission 95/50032/017 was in the interests of highway safety, as the addition of unlimited further floor space at the Unit could have jeopardised car parking arrangements, with implications for servicing access to adjoining Units and the functioning of the adjacent highway network.
- 7.5 Having regard to the application submitted, however, and the Development Engineer's advice, it is clear that even with the additional floor space the Unit's allocated parking almost meets current parking standards (1 space short for an accessible location). A Travel Plan has been submitted that reinforces the company's commitment to sustainable modes of travel at this accessible location (bus, rail and cycle access are all easily achievable for employees). Discussions with the applicants have resulted in confirmation from them that secure cycle parking will be made available inside the Unit.
- 7.6 In addition, having regard to the informal arrangements that exist with Hourglass, the case officer's visits to the site have revealed there to be car parking spaces available consistently during the working day, and therefore there is not considered to be any demonstrable highway impact likely to arise from the intensification of the use of the Unit proposed.

8 Conclusion

- 8.1 The relocation of this successful local company is strongly supported in principle, and the internal floor space proposed will have no discernible impact upon the character of the area or the Conservation Area it adjoins. Reasonable levels of car parking are available, having regard to the accessible location of the Unit in relation to alternative modes of travel. 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/13/00539 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:

Location Plan - Reference 001104040
Room Allocations - Drg no. SIS 5027
Travel Plan for Navitron Systems Ltd received 15 July 2013, as supplemented by email dated 19 July 2013 from Navitron Systems Ltd

Reason: - To ensure provision of a satisfactory development.