
Site Address:	Kenwood Business Park, New Lane, Havant		
Proposal:	Erection of 2No. portable buildings to provide temporary office meeting rooms.		
Application No:	APP/13/00884	Expiry Date:	14/11/2013
Applicant:	Mr M Hanby	Team:	Team 1
	Kenwood Delonghi Ltd		
Agent:		Case Officer:	Heather Lealan
Ward:	St Faiths		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

The application site red line comprises Unit 1, Unit 10 and private parking areas of Kenwood Business Park, which is located off the east side of New Lane. The site of the proposal subject of this application is located to the west of Unit 1 and is immediately surrounded by commercial buildings and their associated open service and parking areas. The overall site is largely bounded by fencing of various heights and design. Approximately 25 metres to the east of the site the business park has a boundary with a railway line, which includes a line of mature trees. The boundary of the nearest residential properties is located to the east of the railway line, approximately 40 metres from the application site.

2 Planning History

Various planning applications within the site but none with direct relevance to this current proposal.

3 Proposal

Siting of 2 portable buildings to provide temporary office meeting rooms

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS2 (Employment)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer-

No adverse comments

Regeneration & Development -
No objection

Crime Prevention -
No adverse comments

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: 33

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) Effect on residential amenity
- (iii) Effect on the character and appearance of area

(i) Principle of development

7.2 It is considered that this proposal is acceptable in principle. The units are located in an established industrial business park and the enhancement of the existing units to meet the business needs of the occupiers is in accordance with the general objectives of local plan policy CS2.

7.3 The portable buildings are temporary structures and as such are not constructed in a manner that would be sufficient for a permanent structure. The application requests the portable buildings to be retained on site for at least 52 weeks. It is considered reasonable to allow such structures to remain on site for 2 years before deterioration occurs to such an extent to require their removal and or replacement with a more permanent extension to the building. Any planning consent should condition this period; this being from date of decision to 30 November 2015.

(ii) Effect on residential amenity

7.4 It is not considered that the use of the two portable buildings for training purposes located centrally within the site will have any detrimental impact on the surrounding residents' amenity.

(iii) Effect on the character and appearance of area

- 7.5 The appearance of the portable buildings are in keeping with the general industrial nature of the business park. To this regard, it is considered that the appearance of the portable buildings are not visually detrimental to the character of the area given their immediate context and siting as part of a business park.

8 Conclusion

- 8.1 It is considered that the proposal is acceptable and it is recommended that temporary planning permission is permitted for a period until 30 November 2015, subject to planning conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/13/00884 subject to the following conditions:

- 1 This permission shall be for a limited period expiring on 30 November 2015, on or before which date the portable buildings shall be permanently removed from the site.

Reason: The portable buildings are of a type not considered suitable for permanent retention and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Block & Location plan 33038-001-A received 23 September 2013
Block & Location plan 33038-002-A received 5 September 2013
Portakabin Specification DQ2694-C received 5 September 2013
Portakabin drawing HFC0463757-A received 5 September 2013

Reason: - To ensure provision of a satisfactory development.