
Site Address:	4 Marples Way, Havant, PO9 1NX		
Proposal:	Erection of new industrial storage unit.		
Application No:	APP/13/00582	Expiry Date:	12/08/2013
Applicant:	Mr Eaves	Team:	Team 1
	Wartsila UK Limited		
Agent:		Case Officer:	David Eaves
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies on the north side of Marples Way and forms part of an industrial estate. Wartsila is a precision engineering company. There are existing substantial industrial buildings on site which have blue cladding. The new building would be adjacent to existing buildings and would be used for internal storage of equipment and materials.

2 Planning History

08/57714/005 Extension to existing building to be used for engineering and storage. Permitted Sept 2008

92/57714/001 Extension to west elevation. Permitted

3 Proposal

Erection of new industrial storage unit.

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) |
| DM10 | (Pollution) |
| DM11 | (Planning for More Sustainable 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

There are no adverse comments from EH. I would however request that the standard hours of working condition is applied.
If however there is going to be plant equipment associated with the application please let me know.

Planning Policy

No comments received

Access Officer

The extension provides level access into the building.

Building Control

No comment

Development Engineer

No comments received.

Hampshire Biodiversity Information Centre

Within 50m Protected/notable species - Eurasian Oystercatcher, slow-worm, bats (various, foraging feeding and commuting)

Adjacent Priority Habitat - Coastal and Floodplain Grazing Marsh

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: 5

Number of site notices: Not applicable.

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) The impact of the proposed development on the character and appearance of the area
- (iii) Highway implications
- (iv) Impact on protected species

- (i) Principle of development

7.2 The site lies within the built up area and forms part of an established industrial estate. Extensions to existing industrial buildings within such areas are acceptable in principle and support the economic prosperity of the Borough.

(ii) The impact of the proposed development on the character and appearance of the area

- 7.3 The building would be attached to existing substantial industrial building and would be viewed in the context of these structures. The visual impact of the new building would be limited and is considered acceptable.

(iii) Highway implications

- 7.4 The new building is positioned on an existing external storage area and would instead provide internal storage associated with the existing production at the unit. It is not considered that the development is likely to increase traffic to the site. No parking spaces are to be lost as a result of the development. The proposal is considered acceptable in terms of highway implications.

(iv) Impact on protected species

- 7.5 The site is close to Nationally and Internationally protected sites (Langstone Harbour), evidence of protected species have also been identified close to the site. However, the development is of a scale and located in a position within the existing industrial complex such that it is considered unlikely to have a harmful impact on ecological interests.

8 Conclusion

- 8.1 In conclusion the proposed development is considered acceptable in principle. In addition the development has an acceptable impact on the visual amenities of the area and would be unlikely to have any significant highway implications. Given the nature of the development and its siting the development would not be likely to result in harm to wildlife/ecological interests.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00582

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
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 existing building, unless agreed otherwise in writing by the Local Planning Authority.
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 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site Location Plan Licence No: 100047474

Site Plan - Plan 1

Floor Plan, Elevations and section Drawing No. 001

Planning Statement - Vail Williams July 2013

Email - Vail Williams dated 24th July 2013

Reason: - To ensure provision of a satisfactory development.