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|-----------------|------------------------------------------------------------------------------------------|---------------|-----------------|
| Site Address:   | Brambles House, Waterberry Drive, Waterloo, PO7 7UW                                      |               |                 |
| Proposal:       | Construction of new aluminum framed warehouse with link to existing building.(Temporary) |               |                 |
| Application No: | APP/13/00431                                                                             | Expiry Date:  | 17/07/2013      |
| Applicant:      | Hampshire Cosmetics Ltd                                                                  | Team:         | Team 2          |
| Agent:          | Mr R Vinter                                                                              | Case Officer: | Daphney Haywood |
|                 | ARV Design Ltd                                                                           |               |                 |
| Ward:           | Waterloo                                                                                 |               |                 |

Recommendation: **GRANT TEMPORARY PERMISSION**

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## **1 Site Description**

The site is occupied by Hampshire Cosmetics and is located in a purpose built business park on the edge of Waterloo. The application site is in the north eastern corner of the park, with open fields to the north, further industrial buildings to the west and south and residential properties to the east.

The existing building is a substantial industrial/warehouse unit, principally two storeys in height, with a slightly higher section in the north western corner. With the exception of the western end, where the roof profile is mono-pitch, sloping up from the front of the building towards the rear, the main roof is a shallow pitched roof that spans the entire width of the unit. The existing roofing materials are a pale grey in colour with a number of rooflights set at intervals across it.

There are car parking areas to the north, east and west of the building with an access drive along the southern side, separating it from the adjacent unit. The boundaries of the property are well screened by mature trees.

## **2 Planning History**

98/53970/003 - 3 storey rear extension and internal alterations within existing building.NPW.

03/53970/005 - Erection of a porta cabin immediately north of the existing premises. Perm.

04/53970/006 - Siting of a temporary building to the north west of the premises. Perm.

09/53970/007 - Installation of a water treatment plant on hard stand adjacent to the existing building. Perm.

09/53970/008 - Discharge of conditions No's 2 & 3 of planning permission 09/53970/007. Perm.

APP/11/00198 Application for installation of Solar PV panels and ancillary equipment on roof. permit 26/04/11

## **3 Proposal**

Construction of new aluminum framed warehouse of 424 sq. m. with link to existing building. The existing building is of grey steel construction and the proposed warehouse would be of off white steel/PVC construction. The warehouse would be located to the NW of the existing building on an area currently used for external storage, and would be used for storage purposes. The building is required for a temporary period of 5 years. No trees or parking spaces would be impacted by the proposal.

The applicant has advised:-

*In addition to our warehouse facility at Brambles House we lease space in Farlington as an overflow storage area. This in effect means that stock (packaging components) is delivered to Brambles House, processed, counted and inspected, and then transported to Farlington for medium to long term storage, and then returned to Brambles House when required for production.*

*The proposed warehouse development will enable the business to move out of the overflow facility, consolidate all warehousing on site and thereby actively reduce the transport impact in the area by achieving a net reduction in the number of multi-modal trips. I can also confirm that the proposed development will not increase the number of employees.*

*In terms of the proposed building, I can confirm that the structure is aluminium framed with a Thermo roof, it is being acquired via a five year rental agreement, after which time the intention is to dismantle and remove it. If, for any reason, during this period we vacated Brambles House the building would also be removed.*

#### **4 Policy Considerations**

##### National Policies

National Planning Policy Framework

##### 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)                                                                      |
| CS20 | (Transport and Access Strategy)                                                   |
| CS21 | (Developer Requirements)                                                          |
| DM14 | (Car and Cycle Parking on Development (excluding residential))                    |

Listed Building Grade: Not applicable

Conservation Area: Not applicable

#### **5 Statutory and Non Statutory Consultations**

Regeneration & Development: - Strongly support this application which will provide additional storage facilities for this important manufacturing firm.

Development Engineer: -Travel Plan condition required, no contribution for a temporary building

Building Control, (Fire Access Consultation):- No comments to make

Arboriculturalist: - Tree protection plan required by condition  
Engineering/Coast & Drainage: - No observations  
Environmental Health Manager, Community Group: - No adverse comments  
Crime Prevention -Minor Apps: - No comments to make

## **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: 22

Number of site notices: 1

Statutory advertisement: Not applicable

Number of representations received: Nil

## **7 Planning Considerations**

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 upon street scene
- (iii) Impact upon neighbouring properties
- (iv) Highway considerations

### **(i) Principle of development**

The site lies within the defined urban area and therefore the principle of development is acceptable, subject to detailed matters including the impact on the street scene, parking/highway implications and neighbouring amenities

### **(ii) Impact upon street scene**

The proposed warehouse would be sited to the rear of the existing building and not readily visible in the street scene. Whilst it is utilitarian in design and form, this is in keeping with the existing development and the site is well screened, and the proposal is not considered to result in visual detriment.

### **(iii) Impact upon neighbouring properties**

The neighbouring properties are a leisure centre and further industrial/warehouse buildings which are unlikely to be significantly affected by the proposed development due to the nature of the buildings and the limited visibility of the proposed warehouse building.

### **(iv) Highway considerations**

As the warehouse is a temporary building no contribution is required and a travel plan condition is adequate in respect to parking considerations in this particular case.

## 8 **Conclusion**

The proposed development is considered acceptable and approval is recommended.

## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT TEMPORARY PERMISSION** for application APP/13/00431, subject to the following conditions:

- 1 This permission shall be for a limited period expiring on 31 August 2018, on or before which date the building shall be permanently removed from the site and the land shall be restored to external storage use unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

**Reason:** The building is of a type not considered suitable for permanent retention and in the interests of the amenities of the locality and having due regard to policy CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 No development hereby permitted shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 No development including site clearance shall commence on the site until a Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The Tree Protection Plan shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and 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 and block plan DRG01  
Internal Plan DRG02  
Roof plan DRG03  
Section DRG04  
East elevation DRG05  
West elevation DRG06  
South elevation DRG07  
North Elevation DRG08  
Drainage layout DRG09  
Tree location DRG10

**Reason:** - To ensure provision of a satisfactory development.