
Site Address:	ASDA, Purbrook Way, Havant, PO9 3QW		
Proposal:	Installation of a pedestrian crossing with dropped kerbs, tactile paving, beacons and associated engineering works.		
Application No:	APP/13/00560	Expiry Date:	21/08/2013
Applicant:	McDonald's Restaurant Ltd	Team:	Team 1
Agent:	Mr Carpenter	Case Officer:	Heather Lealan
	Planware Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is accessed from Larchwood Avenue, a road which leads off Purbrook Way roundabout. The site is located to the north west of the McDonalds restaurant on a private road which serves both McDonalds and the industrial units to the north west of the site.

2 Planning History

APP/11/00993

Construction of freestanding restaurant with drive-through, car parking and associated landscaping - Granted consent and has now been implemented and the works are nearing completion

3 Proposal

Installation of a pedestrian crossing with dropped kerbs, tactile paving, beacons and associated engineering works.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

CS20 (Transport and Access Strategy)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer-

This is not being constructed on adopted highway and I have no adverse comment on the application.

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: 18

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) Highway and Transport considerations;
- (iii) Design and Effect on the Character of the Area
- (iv) Effect on Residential Amenity;

(i) Principle of development

The overall site is an existing industrial and commercial/retail site and it is considered that the proposed crossing and associated engineering works would be an acceptable operation in such a locality.

(ii) Highway and Transport considerations

The development is across a private highway and no objection has been raised by the highway engineer in regard to road safety and traffic flow impact. The scheme has arisen out of concerns from the adjacent industrial unit regarding the safety of their employees when crossing the private road. The layout of the markings on the road are permitted development but the associated engineering works are not.

(iii) Design and effect on character of area

The design and materials are in keeping with the commercial/industrial character of the area. It is not considered that any detriment will be caused by the proposal and use.

(iv) Effect on residential amenity

It is considered that the works and associated use will not have a detrimental impact on residential amenity given the location of the crossing some distance from the nearest residential properties and behind the McDonalds building.

8 **Conclusion**

The application should be permitted subject to planning conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00560 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:

Design and Access Statement received 6 June 2013

Location Plan 4026-01 received 26 June 2013

Proposed Zebra Crossing Block Plan 2256-16 rev received 6 June 2013

Proposed Zebra Crossing Planning drawing 2256-17 rev received 6 June 2013

Reason: - To ensure provision of a satisfactory development.