

Our ref: TR/Q100096
Your ref: APP/18/00812
Email: tim.rainbird@quod.com
Date: 25 March 2019



Head of Planning
Havant Borough Council
Public Service Plaza
Civic Centre
Havant
PO9 2AX

FAO Ms Rachel Ballam

Submitted via Planning Portal (PP-07707657)

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)
Application to modify condition 10 (External Display) of planning permission ref.
APP/18/00812 (dated 25 October 2018)
Wickes, Central Retail Park, Havant, PO9 1HH
Submitted on behalf of Wickes Building Supplies Limited

We are instructed by our client, Wickes Building Supplies Limited, to submit the enclosed Section 73 planning application to modify Condition 10 of planning permission ref. APP/18/00812, dated 25 October 2018, to allow a 16 square metre external display area outside of the customer entrance to the Wickes store at Central Retail Park, Havant, PO9 1HH.

The following documents have been submitted in support of this application:

- Requisite application form, duly completed;
- S73 Decision Notice (ref. APP/18/00812) 25 October 2018;
- Site Location Plan, prepared by RGP Architects (drawing ref. 9958 PL 101 C);
- Agricultural Holdings Certificate, Certificate B and Notice to Owner;
- Drawings approved under permission ref. APP/18/00812 to be replaced; and

Drawing Title	Drawing No.	Scale
Amended Proposed External Works Alteration	9958 PL P01 Rev G	1:200 @ A1

- Drawings submitted as part of this application;

Drawing Title	Drawing No.	Scale
Proposed External Works Alterations	9958 PL P01 Rev H	1:200 @ A1



An online payment of £234 has been made to Havant Borough Council via the Planning Portal to cover the cost of a Section 73 application.

1 Background

Planning permission was granted in October 2018 for the variation of Condition 3 under planning ref. APP/18/00812. Specifically, consent was granted for:

"Variation of Condition 3 of Planning Permission 06/59412/007 to increase the total amount of floor space for the trading of food retail from the retail park. Proposed single storey extension to rear to create a new loading area; alterations to fenestration and site layout following sub division of Unit 6 to create two separate units. Alterations to car park."

The permission was subject to 10no. conditions; Condition 10 is the subject of this application. A copy of the decision notice is submitted with this application.

On 8 March 2019, a non-material amendment application was submitted to vary Condition 2 and Condition 10 of permission ref. APP/18/00812 to allow for the relocation of 2no. fire doors and a small increase in roof height, and to allow for a small area of external storage. The Council deemed the external storage to be a material change, requesting the NMA be amended to deal solely with Condition 2, and a new, Section 73 application be submitted to deal with Condition 10.

The application is advanced on this basis.

2 Condition 10 (External Storage)

Condition 10 of the existing consent currently prevents external display outside of the retail units. Specifically, it states:

"No article of any description shall be stored outside the storage compound, garden centre or retail units or displayed for sale outside the garden centre or retail units unless agreed otherwise in writing by the Local Planning Authority"

The reason for this Condition states that:

"In the interests of highway safety (by preventing display on parking/circulation areas), the visual amenity of the locality and in order to control the level of retail sales area and having due regard to policies and proposals CS16 and DM14 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework."

This application seeks to vary this Condition to allow for the installation of 1no. external display space of 16 square metres. The external display area will be placed next to the existing trolley bay in the south west corner. This requires the removal of 6no. bollards at the front of the existing unit in order to retain access to

the trolley bay. The external area will allow for goods to be displayed outside the existing unit and will be supplemented by increased external block paving.

The existing Condition was attached to the consent to protect visual amenity and to control the amount of the retail sales area. The proposed external display area is just 15.75 square metres in area and will not affect highway safety or visual amenity. External display areas are an operational requirement of WBS and form part of all their stores. The proposals do not affect the character of the permission. This Section 73 application seeks to amend Condition 10 to read as follows, with amends shown in red:

“Aside from the external area shown on Plan 9958 PL P03 Rev H, no article of any description shall be stored outside the storage compound, garden centre or retail units or displayed for sale outside the garden centre or retail units unless agreed otherwise in writing by the Local Planning Authority”

For clarity, the table below clearly sets out the drawings which we are seeking approval for, by way of this Section 96A application:

Drawing Title	Drawing No.	Scale
Proposed External Works Alterations	9958 PL P01 Rev H	1:200 @ A1

In summary, the proposed variation of Condition does not influence the character of the permission or detract from visual amenity or highway safety. External storage is an operational requirement of WBS and is to be limited to the area shown in the enclosed plans. For the avoidance of doubt, the revised drawing set out above supersede the relevant drawings approved under ref. APP/18/00812.

3 Conclusions

We are instructed by our client, Wickes Building Supplies Limited, to submit the enclosed Section 73 application. It seeks consent to vary Condition 10 pursuant to planning application ref. APP/18/00812, dated 25 October 2018. The proposals seek permission for the use of a 16 square metre external display area adjacent to the entrance to the Wickes retail unit. Given the minor nature of the changes sought and the acceptability of them, we trust that this submission can be approved without delay.

We trust the enclosed information is sufficient to ensure that the application is validated and subsequently registered. We look forward to receiving confirmation of registration is due course.

Yours faithfully





Tim Rainbird
Director

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