

## DELEGATED OFFICER REPORT

|                                  |                                                                                                                                                                            |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPOSAL</b>                  | <b>Non-material amendment to Planning Permission APP/21/00399 relating to alterations to Layout Plan, Landscaping Plan &amp; Planting Plan to incorporate EV Charging.</b> |
| <b>LOCATION:</b>                 | Waterloo Park, Elettra Avenue, Waterloooville                                                                                                                              |
| <b>REFERENCE NO:</b>             | APP/25/01021                                                                                                                                                               |
| <b>APPLICANT:</b>                | C/O agent                                                                                                                                                                  |
| <b>APPLICATION TYPE:</b>         | Non-Material Amendment                                                                                                                                                     |
| <b>CONSULTATION EXPIRY DATE:</b> | 26/01/2026                                                                                                                                                                 |
| <b>APPLICATION EXPIRY DATE:</b>  | 12/01/2026                                                                                                                                                                 |
| <b>SUMMARY RECOMMENDATION:</b>   | <b>Approve with Conditions</b>                                                                                                                                             |

### 1. Site Description

- 1.1 The application site relates to an undeveloped parcel of land (1.24ha) currently used for car parking (not for public use) and sits within the Brambles Business Park. The site lies to the south and east of Elettra Avenue and north of Silverthorne Way and the wider area is characterised by a mix of commercial uses of varying styles and materials.
- 1.2 The former BAE Systems Technology Park was formed of approximately 5.7ha and lies circa 1km west of Waterloooville town Centre. Following demolition of the former buildings, part of the wider site has been redeveloped with the construction of a Lidl Supermarket and McDonalds restaurant to the east of the site. The remainder of the site forming part of the allocation remains undeveloped.
- 1.3 Access to the site would be from a recently constructed arm of the existing roundabout junction off Elettra Avenue to the northeast of the site. The northern and western boundaries are delineated by soft landscaping features.

### 2. Planning History

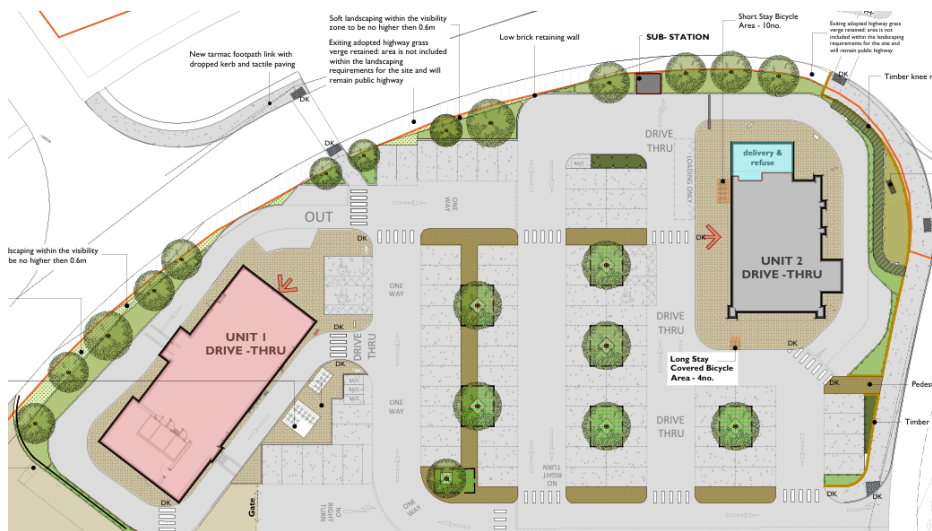
**APP/21/00399** – Full application for erection of discount foodstore, drive through coffee shop and drive-through restaurant with associated car parking, service yard, landscaping, means of access and associated infrastructure.  
**Permit 04/10/2024** and currently being implemented.

### 3. Proposal

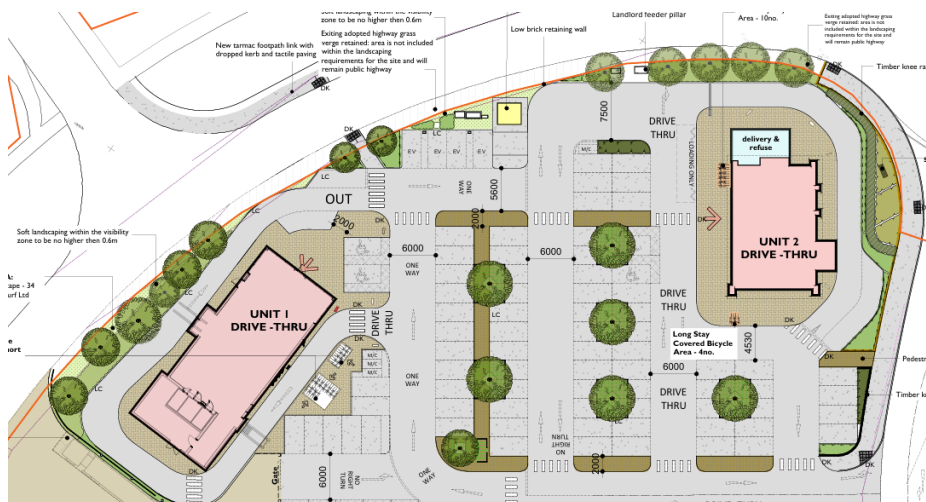
- 3.1 Non-material amendment to Planning Permission APP/21/00399 relating to alterations to Layout Plan, Landscaping Plan & Planting Plan to incorporate EV Charging.

- 3.2 The proposed amendments relate to the northern part of the site, adjacent to Elettra Avenue, and entail the redesign of a run of 7No. standard car parking spaces as approved to provide 4No. EV charging bays and associated feeder pillars, together with a relocated substation. Two trees approved as part of the landscaping plan are relocated to accommodate the EV bays, feeder pillars and substation, however remain located on the Elettra Avenue frontage in their revised locations.
- 3.3 The total number of parking spaces delivered for the development as a whole therefore reduces by 3 spaces to 166; albeit the scheme would now deliver EV provision for the site which was not provided for in the original permission.

### Extract of Site Layout as approved under APP/21/00399



### Extract of Site Layout as proposed



#### **4. Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

##### Havant Borough Local Plan (Core Strategy) March 2011

CS1 (Health and Wellbeing)

CS2 (Employment)

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS14 (Efficient Use of Resources)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

CS20 (Transport and Access Strategy)

DM10 (Pollution)

DM11 (Planning for More Sustainable Travel)

DM12 (Mitigating the Impacts of Travel)

DM14 (Car and Cycle Parking on Development (excluding residential))

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

##### Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

AL3 (Town, District and Local Centres)

WA2 (Waterlooville Mixed Use Allocations)

Listed Building Grade: N/A

Conservation Area: N/A

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

##### **Landscape Team**

No landscape objection

#### **6. Publicity and Community Involvement**

Not necessary for a Non-Material Amendment application.

#### **7 Planning Considerations**

- 7.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application.

7.2 The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining whether the proposal is a 'non-material' amendment. Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application which are relevant to that assessment are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking and servicing provision

(i) Principle of development

7.3 The application site is located within the defined urban area. The proposal is a non-material amendment application relating to a comprehensive redevelopment of the application site to deliver three individual commercial units (Aldi food store, Costa Drive-Thru and KFC Drive-Thru) within a communal parking and landscaping area. Work has commenced on the consented scheme.

7.4 The principle of development is therefore well established on this site, and the proposed changes do not affect the nature of the uses previously approved.

(ii) Appropriateness of design and impact on the character of the area

7.5 The proposed amendments relate to the northern part of the site, adjacent to Elettra Avenue, and entail the redesign of a run of 7No. standard car parking spaces as approved to provide 4No. EV charging bays and associated feeder pillars, together with a relocated substation. Two trees approved as part of the landscaping plan are relocated to accommodate the EV bays, feeder pillars and substation; however they remain located on the Elettra Avenue frontage in their revised locations.

7.6 The changes are taking place to a small part of the overall site and will have only localised impacts to the Elettra Avenue street scene. Whilst the relocation of the substation and introduction of the feeder pillar will open up a small part of the northern frontage to a greater degree than originally approved, these features will nonetheless lie within a landscaped buffer strip of shrubs and wildflower planting.

7.7 The two approved trees that have to be displaced in order to accommodate the changes will be re-provided to the east and west along the Elettra Avenue frontage of the site, and the Landscape Officer has advised they have no objections to the changes.

7.7 When viewed in the context of the development approved under APP/21/00399 as a whole, overall the balance of built form, landscaping and hard surfacing is considered to be comparable with the approved scheme, and should result in no adverse impacts to the character of the area.

(iii) Effect on neighbouring properties

7.8 The application site relates to an undeveloped parcel of land (1.24ha) currently used for car parking (not for public use) and sits within the Brambles Business Park. The site lies to the south and east of Elettra Avenue and north of Silverthorne Way and the wider area is characterised by a mix of commercial uses of varying styles and materials.

- 7.9 In this context the changes proposed to the Elettra Avenue frontage and provision of EV charging points are considered to be modest and consistent with the original design intentions for this part of the site. Overall it is considered that they are unlikely to lead to any adverse impact to neighbouring properties and can therefore be considered as non-material.

(iv) Parking and servicing provision

- 7.10 The proposed layout changes are not considered to prejudice the access or servicing of the site, lying as they do within an area dedicated to customer parking. Nor do they impact cycle parking provision, which remains as approved.
- 7.11 In terms of car parking provision, the officer report in respect of APP/21/00399, which this NMA application seeks to amend, confirmed that *“The proposed car and cycle parking provision is in accordance with the adopted standards.”*
- 7.12 It is acknowledged the current proposals would amount to a reduction in overall car parking provision across the site by 3 spaces – this, however, amounts to just 1.7% of the total approved and would also facilitate EV charging for customers which was not provided for in the original consent and is supported by Policy CS14 of the Local Plan.
- 7.17 Taken together, the changes are therefore not considered to give rise to a material impact in terms of servicing and parking provision.

## **8 Conclusions**

- 8.1 The proposed alterations to the originally approved layout are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

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## **9. RECOMMENDATION:**

That the Development Manager be authorised to Approve with Conditions for application APP/25/01021 subject to the following condition:

### **Conditions:**

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

Proposed Site Layout 21A77-HNW-ZZ-ZZ-DR-A-2100-P17

Proposed Hard and Soft Landscape Plan 21A77-HNW-ZZ-ZZ-DR-A-2110-P03

Proposed Detailed Planting Plan and Schedule 21A77-HNW-ZZ-ZZ-DR-A-2111-P03

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

**Informatives:**

In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.