DELEGATED OFFICER REPORT

PROPOSAL	**Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and associated BT Phone Kiosk removals**
LOCATION:	Pavement o/s 250 London Road, Waterlooville, PO7 7HG
REFERENCE NO:	APP/25/00833
APPLICANT:	Mr Simon Warner
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	17/12/2025
APPLICATION EXPIRY DATE:	11/12/2025
WARD:	Waterloo

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

1.1 The site lies within a pedestrianised part of Waterlooville town centre within an identified secondary shopping frontage area. The shopping area contains various street furniture including streetlights, a bin and an existing BT telephone kiosk. The site is surrounded by a mix of shops, estates agencies and a restaurant with some residential units at first and second floors.

1.2 The site is not located in a Conservation Area and there are no listed buildings nearby.

2. Planning History

Is there any planning history relevant to the current application?

Yes

Application - APP/25/00949

Advertisement Consent for proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and associated BT Phone Kiosk removals – decision pending.

3. Proposal

Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, and associated BT Phone Kiosk removal

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

CS16 (High Quality Design) Havant Borough Local Plan (Allocations) July 2014
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Environment Agency – No Comment Received

Portsmouth Water

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 “Avoiding Danger from Underground Services” must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at http://www.hse.gov.uk/pubns/priced/hsg47.pdf

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

Officer Comment: *Should permission be granted the above comments would be an informative on the decision notice.*

Environmental Health – No Objection

The proposals seek the installation of a BT street Hub with 2no. 75"LCD screens and removal of existing BT phone kiosk.

Environmental Health has no objection to the proposals; the following condition is recommended restricting hours of construction to protect residential amenity.

Construction Hours

Construction of the development [and removal of the BT Phone Kiosk] shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

Officer Comment: *Should permission be granted the above condition would be imposed on the decision notice.*

County Highways Team

Final Comment – No Objection

This BT Hub would not be replacing the exact location of the existing BT Phone Kiosk, as it is located slightly northwest of the BT Phone Kiosk. The BT Hub is slightly wider than the kiosk but provided it is in centre of the high street and is close to benches which pedestrians would walk around regardless, we wouldn't consider this a significant obstruction. Therefore, there are no highway reasons for refusal as the Highway Authority believe this location will cause minimal obstruction to pedestrians.

Initial Comment- Objection

The proposed street hub is situated in the centre of a footway along London Road. Both national and local policy in the form of the Havant LCWIP and HCC Local Transport Plan 4 (LTP4) seek to prioritise pedestrian and cycle movements and provide a transport system which puts people first. The location of the street hub would result in an impediment in the pedestrianised area which is subject to high pedestrian footfall.

The Highway Authority believe that these hubs are primarily an advertising board, with the purpose of generating revenue for the operator/owner and are therefore not within the spirit of the New Roads and Streetworks Act. The Highway Authority therefore advise the applicant that they would require a suitable license or highways agreement for installation and agreement on how these would be maintained, or that the applicant provide further information should they disagree with this.

The Highway Authority raises an objection to the proposed development on the basis that it is contrary to local and national policy which seeks to prioritise sustainable modes of transport.

Norse - Waste Strategy - No Comment Received

Southern Gas Network – Informative

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Officer Comment: *Should permission be granted the above comments would be an informative on the decision notice.*

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	Site notice 26.11.2025	26/11/2025	17/12/2025	Is advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 19

No Comment Received

Material planning considerations are addressed in Section 7.

7 Planning Considerations

1. Principle of Development
2. Impact on the character and appearance of the area
3. Impact on residential amenity
4. Highway Safety
5. Biodiversity Net Gain

7.1 **1. Principle of Development**

7.2 The site is within the defined urban area where development is acceptable in principle, subject to the following considerations.

2. Impact on the character and appearance of the area

7.3 The site is located on the pavement within Waterlooville shopping centre and would replace an existing telephone box. Within this shopping area there is street furniture which includes a bin, a bus stop and an existing BT kiosk. The site is surrounded by a mix of shops, estates agencies and a restaurant with some residential units at first and floor.

7.4 The Street Hubs are described as follows:

"*Street Hubs are free-standing structures featuring digital HD display screens on two sides. The screens display content at 10-second intervals, both the commercial content that funds the service as well as a wide range of local community and council content.*

"The two screens automatically dim at night to 600cd/m2, following daylight hours and in accordance with the levels set for this type and size of screen (those under 10m) by the Institute of Lighting Professionals, Professional Lighting Guide 05 2015: The Brightness of Illuminated Advertisements. This minimises disturbances to residents in the evening.

There is a video camera above each screen. These are not currently connected or used in the UK but are ready to deliver community benefits, after consultation and notifying the public and stakeholders through multiple channels."

"Street Hubs allow users to make free calls. Calls aren't time-limited, but almost all have lasted no more than a few minutes as people use them to call friends, family, local services, taxis, etc... unlike payphones, Street Hubs do not include or need a handset, nor accept incoming calls."

7.5 An Anti-Social Behaviour Management Plan was submitted with this application and reviewed by officers. Officers considered the provided anti-social behaviour management plan to be acceptable and the proposal should not contribute to crime or anti-social behaviour in the area.

7.6 The Street Hub is modest in scale and is not considered to result in any significant impact on the character or appearance of the area, in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy).

3. Impact on residential amenity

7.7 The proposed hub is at ground floor level and does not face any sensitive receptors, such as residential windows. The Council's Environmental Health Officer has been consulted over the proposal and raises no objection, with a recommendation that should permission be granted a condition as to construction hours be imposed on the decision notice. Such a condition is recommended.

7.8 Officers have no concerns regarding the location of the hub in London Road, or that any light spillage would be great enough to cause any significant harm to residential amenity. Furthermore, should permission be granted conditions would be imposed on the Advertisement Consent application to appropriately manage the level of illumination, particularly at night-time, to mitigate potential impacts.

4. Highway Safety

7.9 The Highway Authority was consulted and initially raised an objection to the proposal. However, following further review, the objection was withdrawn, with the Highway Authority confirming that there are no highway reasons for refusal, as the proposed location is considered to cause only minimal obstruction to pedestrians. The Local Planning Authority concur with this assessment.

5. Biodiversity Net Gain

7.10 The proposed development falls within the scope of works that are exempt from the mandatory Biodiversity Net Gain (BNG) requirement. Government guidance confirms that developments which do not impact any priority habitat and which affect less than 25sqm of existing on-site habitat, or less than 5m of linear habitat, are below the threshold at which BNG applies. The installation of a BT Street Hub within an established hard-surfaced pedestrianised area would not result in the loss of any habitat, nor affect any priority habitat. As such, the development meets the criteria for the de-minimis exemption and a BNG assessment is not required.

8 Conclusions

8.1 The proposed installation of a BT Street Hub within Waterlooville town centre is considered acceptable in planning terms. The development would sit comfortably within the existing street scene, where street furniture is already an established characteristic, and it would not result in any material harm to the character or

appearance of the area. There are no identified adverse impacts on residential amenity, and the level of illumination can be appropriately controlled by conditions in the consent application. The Highway Authority has confirmed that the proposal would not give rise to any unacceptable obstruction to pedestrian movements within the pedestrianised area. In addition, the proposal meets the criteria for exemption from mandatory Biodiversity Net Gain requirements, as it does not affect any priority habitat and lies wholly within an existing hard-surfaced area. Overall, the development is compliant with relevant national and local planning policies, and therefore conditional planning permission is recommended.

9. RECOMMENDATION:

That the Interim Development Manager be authorised to Approve Planning Permission with Conditions for application APP/25/00833

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: Location Plan – uploaded 16/10/25 Existing & Proposed Elevations – uploaded 16/10/25 Proposed Elevations uploaded 16/10/25 Covering Letter uploaded 16/10/25 Agent' response to the Highway Authority – uploaded 5/12/25 Professional Lighting Guide 05/23 The Brightness of Illuminated Advertisements including Digital Displays – uploaded 16/10/25 BT SH 3.0 Screen Testing for CCTV Overexposure & Glare – (March 2025) – uploaded 16/10/25 Anti-Social Behaviour Management Plan - uploaded 16/10/2 BT Street Hubs Beyond Connection uploaded 16/10/25 Planning Statement uploaded 16/10/25 Proposed Site Plan uploaded 16/10/25

	Reason: - To ensure provision of a satisfactory development.
3	The development hereby permitted shall be managed in accordance with the BT Street Hub Anti-Social Behaviour Management Plan Version 3, unless otherwise agreed in writing with the Local Planning Authority. **Reason:** In the interests of crime prevention and civil amenity, to comply with policy CS8 of the Havant Borough Local Plan Core Strategy.
4	Construction of the development shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times in accordance with Policy DM10 of the Havant Borough Local Plan Core Strategy.
	Informatives
1	**Portsmouth Water** Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation. Safe digging practices in accordance with HSE publication HSG47 “Avoiding Danger from Underground Services” must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at http://www.hse.gov.uk/pubns/priced/hsg47.pdf Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets. It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus. Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

2	In accordance with paragraphs 38-50 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: You sought and were provided with pre-application advice, You were updated about issues after the initial site visit.
3	Southern Gas Network Please find an extract from our mains records (see Councils website) for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries. This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's. The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days. On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation. Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes. It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to

	any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.
4	Highway Authority Following the grant of any planning permission by Havant Borough Council as Local Planning Authority, separate approval will be required from Hampshire County Council, as the Local Highway Authority, for the implementation of the BT Street Hub within the public highway. These works must be authorised through a Section 50 licence, details of which are available at: https://www.hants.gov.uk/transport/licencesandpermits/roadopening.