

DELEGATED OFFICER REPORT

PROPOSAL	Installation of new extraction system
LOCATION:	Ensinger, Waterberry Drive, Brambles Farm Business Park, Waterloooville, PO7 7XX
REFERENCE NO:	APP/25/00823
APPLICANT:	Mr James Cole
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	14/04/2026
APPLICATION EXPIRY DATE:	07/01/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	

1. Site Description

1.1 Ensinger is a unit on a business park on the western edge of Waterloooville.

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

3. Proposal

Installation of new extraction system

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 Local Plan (Core Strategy) March 2011

CS2 (Employment)

CS16 (High Quality Design)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

5. **Statutory and Non Statutory Consultations**

Environmental Health – I am satisfied that the report has considered appropriate guidance and the assessment methodology is compliant and findings reliable. It is noted that no treatment is carried out at the Genesis Care Cancer Treatment building, and that open windows are not relied upon for ventilation. It is therefore agreed that the Genesis Care Cancer Treatment building is not an overly sensitive receptor. I am satisfied that the report findings demonstrate that adverse impacts to the Genesis Care Cancer Treatment building, and other nearby office buildings, are not anticipated, subsequently the application should not be refused on noise grounds. No objection.

Estates Team – No comment, however our tenants will need to seek landlord consent from our team for any alterations.

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 17/12/25	17/12/2025	07/01/2026	Is advertised in the public interest

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

Number consulted:

16 neighbours consulted. No comments received.

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

- 7.1 The site is on an existing, established business park in Waterlooville. The proposal is to install a new dust extraction system to the building to replace the old system to improve health and safety on site for employees.
- 7.2 The unit is proposed to be installed on the outside of the eastern elevation of the building. The nearest building is over 30m to the east of the location of the proposed extraction system.
- 7.3 The unit measures a maximum 2m x 2m with noise levels measured at 75 decibels within 1 metre of the unit.

- 7.4 Environmental Health raise no objections to the proposed installation on noise grounds and no conditions are recommended. No comments have been received with regards to air quality, and it is noted that the site is located approximately 250m from the nearest residential property to the north and 300m to the nearest residential property to the west. Furthermore, the proposal would replace the existing dust extraction system.
- 7.5 The proposal is small scale, intended to improve health and safety for employees at the site to deal with dust suppression.
- 7.6 The proposal would be exempt from BNG as it would be de-minimis.

8 Conclusions

- 8.1 The proposal is small scale, intended to improve health and safety for employees at the site to deal with dust suppression. The unit is to be placed at the rear of the building and therefore will not be highly visible from a public vantage point i.e. the public highway. In any case the unit will be viewed against the backdrop of the building itself. Given the separation distances to residential properties and the surrounding uses there would be no adverse impact on neighbouring amenity.
- 8.2 The proposal is considered to be in compliance with policies of the Local Plan without objections from any neighbours or consultees and is thereby recommended for approval.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to for application APP/25/00823

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 and completed in accordance with the submitted plans. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Location Plan dated 12th November 2025

Block Plan dated 12th November 2025

Drawing AW1801101

Noise Impact Assessment Report P118 March 2026

Specification details uploaded 20th January 2026

Reason: To ensure provision of a satisfactory development in compliance with Local Plan policies.

Informatives:

1. 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 were updated about issues after the initial site visit.

2. Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
3. Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.co.uk