

HAVANT BOROUGH COUNCIL

At a meeting of the Planning Committee held on 12 August 2021

Present

Councillor Crellin (Chairman)

Councillors Branson, Patel, Patrick, Linger (Standing Deputy) and Stone (Standing Deputy)

Other Councillors Present:

Councillor(s):

34 Apologies

Apologies for absence were received from Councillors Howard, Hughes and Mrs Shimbart.

35 Declarations of Interests

There were no declarations of interests.

36 Matters to be considered for Site Viewing or Deferment

There were no matters to be considered for site viewing and deferment.

37 APP/21/00405 - Langstone Technology Park, 2B Langstone Road, Havant

Proposal: Variation of Conditions 2, 3, 8, 18, 19, 22 and 25 of Planning Permission APP/19/00703 relating to the erection of the flexible use industrial units in the south-western corner of the site (Phase 1).

The Committee considered the written report and recommendation from the Head of Planning to grant permission.

The Committee received supplementary information, circulated prior to the meeting which included:

- (1) updates from the officers;
- (2) revisions to the recommendations set out in the report; and
- (3) a written deputation submitted on behalf of the applicant

The Committee was addressed by Ms Stephen, who on behalf of the applicant, read out the written deputation circulated to members of the Committee prior to the meeting.

The Committee discussed the application together with the views raised by deputees.

The Committee felt that as:

- (i) there were no significant changes to the proposal since it was originally approved;
 - (ii) the traffic concerns had been addressed; and
 - (iii) the development would have a beneficial impact on the local economy
- that the application should be granted.

RESOLVED application APP/21/00405 be granted permission subject to:

- (A) A Deed of Variation of the S106 Agreement associated with Planning Permission APP/19/00703 if required; and
- (B) The following conditions:
 - 1 The development must be begun not later than 22nd July 2023.

Reason: To comply with the requirements of Section 73 of the Town and Country Planning Act 1990.
 - 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Plans
Site Location Plan Drawing No.0100 Rev C
Proposed Overall Site Plan Drawing No. PL 004 Rev B
Proposed Site Plan (Part) Drawing No. PL 003 Rev A
Proposed Floor Plans Unit 1 Drawing No. PL 010
Proposed Floor Plans Unit 2 Drawing No. PL 011
Proposed Floor Plans Unit 3 Drawing No. PL 012
Proposed Floor Plans Unit 4 Drawing No. PL 013
Proposed Elevations and Sections Units 1-2 Drawing No. PL 020
Proposed Elevations and Sections Units 3-4 Drawing No. PL 021
Proposed Street Scenes and Site Sections Drawing No. PL 022
Proposed Roof Plan Units 1-2 Drawing No. 030
Proposed Roof Plan Units 3-4 Drawing No. PL 031
Proposed Ground Floor Plan Building 1000 Drawing No. PL 110
Proposed Elevations Building 1000 Drawing No. PL 111
Car Park Layouts Drawing No. PL 050
Parking Access and Management Plan Drawing No. PL 051
Proposed Drainage Strategy Drawing No. 102 Rev A
Indicative Drainage Details Sheet 1 of 2 Drawing No. 400410 Rev P1

Indicative Drainage Details Sheet 2 of 2 Drawing No. 400411
Rev P1

Summary of Existing Surface Water Drainage for Proposed
Development

Areas Drawing No. 4600 Rev P1

100 Year Modelled Flood Levels – Created 16 September 2019

Drainage Strategy General Arrangement Sheet 2 of 2 Drawing
No. 4401 Rev P1

Documents

Planning Statement Section 73 Application - Barton Willmore
LLP Project Ref: 20638 Rev 01 April 2021

Design and Access Statement Report - PRC Version 0 March
2021

Transport Statement - Motion Final 31/03/2021

Biodiversity Enhancement Report - Phlorum Ltd. Project No.
10538 Rev 0 26th March 2021

Management and Maintenance Plan for Orchid Translocation
Phlorum Ltd.

Project No. 10538 Rev 0 11/06/2021

The Ecology Co-op letter dated 17th June 2021 (Translocation
of Grassland)

Flood Risk Assessment & Outline Drainage Strategy Report
Phase 1 -

Baynham Meikle Partnership Ltd Report Ref: R100 Rev 1.0
March 2021

BREEAM Pre-Assessment Report - Watkins Payne Units 1-4
March 2021

Air Quality Review Technical Note 02 - Accon uk 01/04/2021

Arboricultural Impact Assessment (Tree Survey, Tree
Protection Plan,

Arboricultural Method Statement) Project No. 1746 11th June
2021

Framework Travel Plan SKP/20428-05e Framework TP 11th
December 2019

Phase 1 Habitat and Species Survey Project No P3133 Rev 01
28th June 2019

Bat Emergence Survey Report Project No.: P3133 28th June
2019

Heritage Impact Assessment Ref: edp5537_r002b June 2019

Preliminary Geo-Environmental Risk Assessment Project No.
19-0687.01

Issue No.2 July 2019

Clancy Consulting Letter Ref. 8/1982/LLFA dated 23rd
September 2019

Clancy Consulting Letter Ref. 9/1982/FLOOD2 dated 7th
October 2019

Clancy Consulting Letter Ref. 8/1982/FLOOD dated 29th
August 2019

Calculation Package and Design Philosophy for Drainage Ref:
8/1982 Rev B

25th October 2019

Manhole Schedule Area 1 Drawing No. 4415 Rev P1

Manhole Schedule Area 2 Drawing No..4416 Rev P1

Manhole Schedule Area 3 Drawing No. 4417 Rev P1

Manhole Schedule Area 4 Drawing No. 4418 Rev P1

BREEAM Pre-Assessment (Building B1000) Ref: 5548-CBC-RGV-RP-Z-002- P02 Rev. 2 26th June 2019

BREEAM Rating Doc Ref. 5549 Design note – BREEAM rating Rev 2 23rd October 2019

Air Quality Assessment Ref AQ107578R1 October 2019

Acoustic Report – Preliminary Planning Compliance Review Report 18980.PPCR.01 Rev D

Flood Risk Assessment and SUDS Strategy (including Appendices) - Clancy

Consulting Ref. 8/1982 Rev. C 2nd July 2019

Transport Assessment 20428-04c 3rd July 2019

Response to Consultees on transport and highways matters 23rd October 2019

RJM/20428-06e Response

Further Response to Hampshire County Council re Highways Matters 20428- 07b 4th March 2020

Non Technical Summary (Highways) 20428-08a 7th April 2020

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall take place in accordance with the phasing programme submitted in relation to the discharge of Condition No. 3 of planning permission APP/19/00703 as amended by the revised Car Park Phasing Plan (Transport Statement) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate parking is provided on site in advance of the first use of the proposed new flexible use industrial units and that adequate foul drainage capacity is available having due regard to policies CS15 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development shall take place on a phase of the development until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) for that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the development has an acceptable impact on the character and appearance of the area having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall take place on a phase of the development until all trees that are to be retained within or adjacent to the part of the site subject to that phase have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of works relative to that phase and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No development shall take place on a phase of the development until plans and particulars specifying the following matters relative to that phase have been submitted to and approved in writing by the Local Planning Authority (in consultation with Hampshire County Council Highways Authority):

- (i) A Construction Traffic Management Plan. This shall include construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction.
- (ii) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (iii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the relevant phase of development, the approved construction traffic management plan shall be complied with and the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of highway safety and having due regard to policies CS16, CS20, DM10 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 With the exception of demolition works, no development hereby permitted shall commence on a phase of the development until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme for each phase shall specify the measures for ensuring that potential pollutants from the site do not impact the wider water environment. Unless agreed otherwise in writing by the Local Planning Authority, the relevant phase of the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision for that phase in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality to reduce flood risk and protect the wider water environment having due regard to policies CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 The development hereby permitted shall be carried out in accordance with the Biodiversity Enhancement Report - Phlorum Ltd. Project No. 10538 Rev 0 dated 26th March 2021, The Ecology Co-op letter dated 17th June 2021 (Translocation of Grassland) and Management and Maintenance Plan for Orchid Translocation Phlorum Ltd. Project No. 10538 Rev 0 10/06/2021. Prior to the commencement of developing the new industrial units the translocation of the species-rich grassland containing orchid species shall take place in accordance with the approved timing. The translocation process itself and subsequent management and maintenance of the translocation site shall thereafter take place in accordance with the approved management and maintenance details. The details of the translocation area and its management and maintenance shall also be shown on the detailed landscaping plan required in accordance with condition No.13.

Reason: In the interests of biodiversity and the protection of habitat having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 the Wildlife and Countryside Act 1981 (as amended) and the National Planning Policy Framework.

- 9 Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the relevant part of the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority.

The assessment may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) An intrusive site investigation based on the proposals outlined within the Preliminary Geo-Environmental Risk Assessment Re'-19-0687.01 (section 6.0); to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all identified receptors.
- 2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;
 - appropriately considered remedial objectives,
 - an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
 - clearly defined proposals for mitigation of the identified risks, and;
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in any Remediation Strategy required under (2) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policies CS11 and DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Havant Borough Local Plan (Allocations) (2014) and the National Planning Framework, Contamination may be present at the site as a result of previous land uses (& / or activities) on site and in the vicinity, that could pose a risk groundwater & local surface waters (ecology), to the proposed buildings, and future occupiers of the site.

- 10 Prior to the commencement on a phase of the development (excluding demolition and temporary works), a Draft Design Stage Assessment demonstrating that the relevant part of the development will achieve at minimum 'Very Good' against the BREEAM Standard, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.

- 11 Prior to the commencement of the new industrial units full details of the Electrical Vehicle (EV) Charging points, shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that EV charging points are provided for the new car parking areas and that the development will accommodate at least 24 EV charging points. The details shall include the location of the EV charging points and a full specification of the materials to be used externally on the Charging points. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure that the development provides appropriate facilities for Electric Vehicles in the interests of the environment, air quality and that the appearance of the development is satisfactory having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy IN3 of the Pre-Submission Havant Borough Local Plan 2036 and the National Planning Policy Framework.

- 12 Prior to the commencement of any phase of the development measures relative to that phase for the protection of public sewers within 5 metres of any work being carried out shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved measures.

Reason: To ensure the protection of drainage apparatus having due regard to policies CS15 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 13 With the exception of demolition and temporary works, no development hereby permitted shall be commenced on any phase until a more detailed soft landscaping scheme for all open parts of the relevant phase not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, bulbs and any areas of turfing and seeding and timing provisions for completion of the implementation of all such landscaping works.

The details shall also specify the transplantation area of the species-rich grassland containing orchid species and the long term management and maintenance proposed.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 14 With the exception of demolition and temporary works, no development hereby permitted shall commence on any phase until a specification of the materials to be used for the surfacing of all open parts of the site within that phase proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify:

- hard surfacing material type / product reference and colour
- laying bond

- edging or kerb detail / type
- Further details on building material specification for the development requiring submission including material type, product reference and colour

The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 15 Notwithstanding any description of materials in the application, with the exception of demolition and temporary works, no development shall take place until samples or a full specification of the materials to be used externally on the building(s) within that phase have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 16 Prior to the occupation of any relevant phase of the permitted development, any verification report for that phase required in accordance with condition 9 shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan').

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies CS11 and DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Havant Borough Local Plan (Allocations) (2014), Contamination may be present at the site as a result of previous land uses (&/or activities) on site and in the vicinity, that could pose a risk groundwater & local surface waters (ecology), to the proposed buildings, and future occupiers of the site.

17 The new industrial units shall not be occupied and the new parking spaces in front of Bay 3 of Building 1000 shall not be used until:

- Details of the design of the proposed barriers; and
- A Management Plan for the proposed traffic barriers within the site;

have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before any of the new industrial units are occupied, or the new parking spaces in front of Bay 3 of Building 1000 are used, whichever is the earlier, and retained in perpetuity.

The traffic barriers shall prevent the new industrial units and parking accessed to the west of the barriers being utilised by vehicles from Langstone Road between 07.30am and 09.00am.

Reason: In the interests of highway safety and operation and having due regard to policies CS20 and DM12 and the National Planning Policy Framework.

18 The new industrial units shall not be brought into use unless and until signage to direct HGV movements as depicted on Motion drawing 2010053-01 HGV Routing restrictions has been erected in accordance with the details shown. The signage shall thereafter be retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that HGV movements are directed to limit access from Langstone Road in the interests of traffic flow and highway safety having due regard to policies CS20 and DM12 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

19 Each phase of the development hereby permitted shall not be brought into use unless and until details of cycle storage, in the quantum and position illustrated on drawings PL 003 Rev A and PL 004 Rev B are submitted to and approved in writing by the Local Planning Authority.

The approved cycle parking provision shall thereafter be provided prior to the relevant phase of the development being brought into use and thereafter maintained in accordance with the approved details.

Reason: To ensure the provision of sustainable transport options and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 Havant Borough Parking Standards SPD 2016 (as amended) and the National Planning Policy Framework.

- 20 The Norway Maple trees shown to be felled on the Tree Protection Plan Drawing No. 1746-01.1 as T51 and T52 and listed in the Arboricultural Impact Assessment dated 11th June 2021 shall not be removed until full details and specifications of replacement tree planting for the Norway Maple trees to be felled has been submitted to and approved in writing by the Local Planning Authority. The approved replacement planting shall be carried out in the first planting season following approval of the details. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To conserve and safeguard the visual amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 21 Within 6 months of any phase of the development first becoming occupied, written documentary evidence proving that the relevant phase has achieved at minimum Very Good against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.

- 22 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the new industrial units being first brought into use and shall be retained thereafter for their intended purpose. The car parking provision for the new industrial units shall be provided in accordance with the car park phasing plan and retained thereafter.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 23 The external sound level emitted from plant, machinery or equipment at the development shall be equal or lower than the representative background sound level, with noise levels assessed (if necessary) in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises.

Reason: To protect the amenity of the nearest residential receptors having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 24 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic and odour prevention performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of nearby property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 25 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the new industrial buildings hereby permitted shall only be used as flexible Class E(g) (ii)-(iii), B2 and B8 uses; and for no other purposes within the Use Classes Order 1987 (as amended).

Reason: To accord with the terms of the application in the interests of amenity and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 26 Notwithstanding the provisions of the General Permitted Development Order (As Amended) no additional first floor mezzanine floorspace shall be created within the development hereby permitted.

Reason: To ensure that adequate car and cycle parking provision is provided on site having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Council Parking SPD 2016 (partly updated 2019) and the National Planning Policy Framework

[Voting on the resolution was recorded as follows:

For: Councillors; Branson, Crellin, Linger, Patel and Patrick

Against: None

Abstentions: None]

The meeting commenced at 5.00 pm and concluded at 5.38 pm

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Chairman