

P/14/0214/FP

PARK GATE

MR ANDREW HYNDMAN

AGENT: MR ANDREW HYNDMAN

PROPOSED GENERATOR COMPOUND

4 DEWAR CLOSE - MAKRO MULTI-TRADE CENTRE - FAREHAM PO15 5UB

Report By

Emma Marks Extn.2677

Site Description

The application site comprises a large building in use as a 'cash & carry' wholesaler with associated car parking. The east section of the site in which this application relates is a car parking area, surrounded by substantial mature trees and hedgerows adjacent to the M27.

Description of Proposal

Planning permission is sought for the provision of a generator compound within the car park of the current store. The compound would consist of shipping containers which would house generators that would be used to supply electricity to the national grid but only at times of very high system demand.

The compound will be enclosed by 3.5 metres high close boarded timber fencing.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

Development Sites and Policies

DSP3 - Environmental Impact

Fareham Borough Local Plan Review

E1 - Existing Employment Areas in the Urban Area

Representations

One letter of representation has been received from neighbouring commercial premises objecting on the following grounds:-

- Potential noise levels generated
- Possible location of additional overhead or underground wires
- Impact of heavy construction vehicles

Consultations

Director of Planning & Development(Highways) - No highway objection

Director of Community (Environmental Health Officer - Pollution) - No objection

Planning Considerations - Key Issues

Principle of use in employment area

The application site falls within a Category A employment area. The proposal would result in the loss of car parking provision however this is not considered to affect the capacity of the wider site in terms of its use for employment provision. The proposal accords with saved Policy E1 of the Fareham Borough Local Plan Review.

Car parking provision

The applicant has provided details of the parking requirements for the cash & carry business on the site. On the basis of this information officers are satisfied that the development would not result in unacceptable parking provision on the application site for the established use.

Visual appearance of generator compound

The compound would not be easily seen from any public vantage point. Its presence would be further screened by virtue of the substantial existing landscaping around the perimeter on the eastern side and the erection of a timber close boarding fencing around the entire compound. There would be no harm to the appearance or character of the surrounding area.

Noise levels from generator compound

There are no residential properties close to this industrial site, the building is surrounded by the M27 and other commercial units.

The Environmental Health Officer has commented that provided the compound is enclosed by the 3.5 metres close boarded timber fence as specified within the Acoustic Design Specification submitted with the application then there should not be any adverse noise disturbance.

Summary

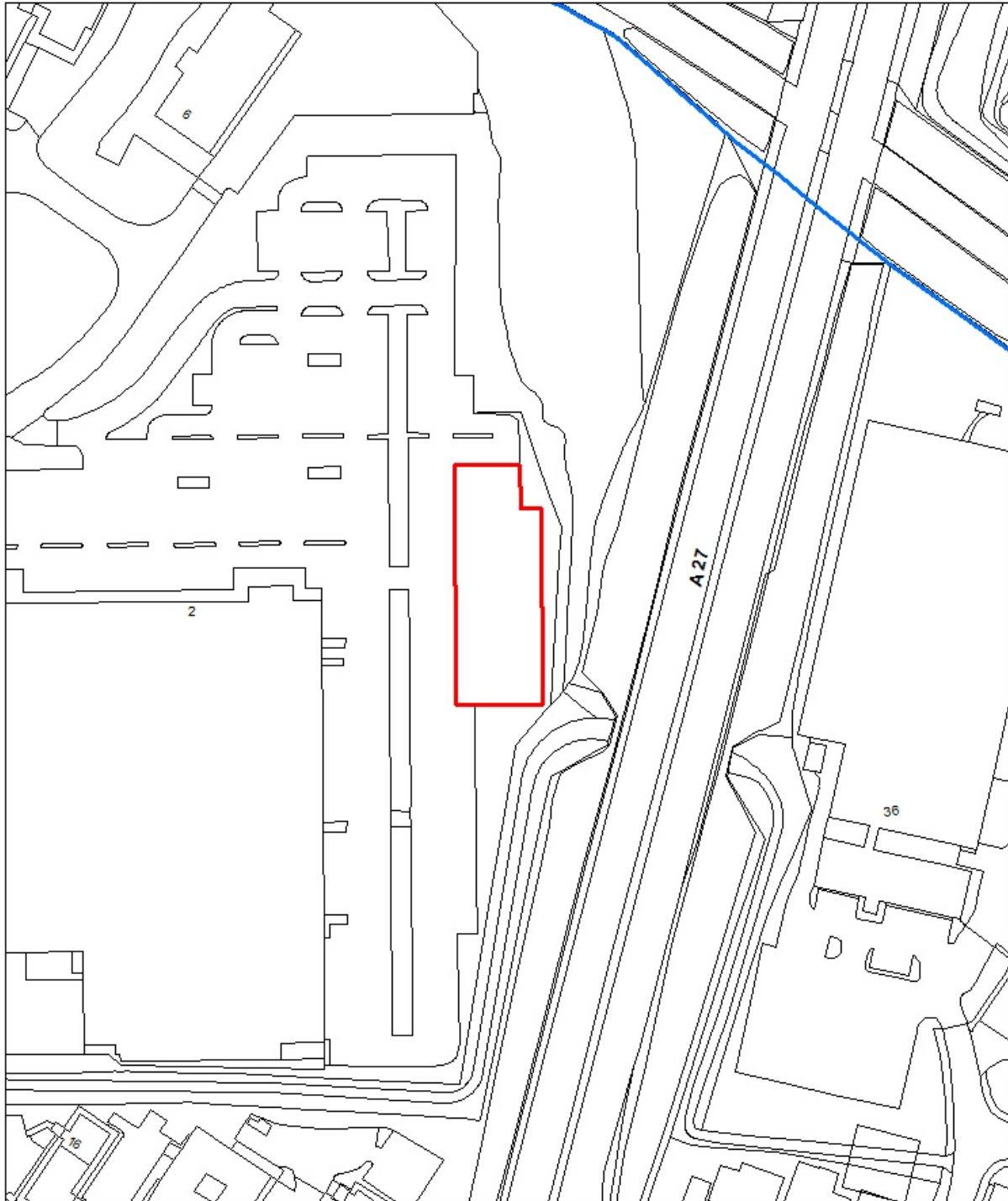
The proposed compound would not have an adverse impact with regards to noise, visual appearance and car parking. The proposal is considered acceptable and complies with policy.

Recommendation

Permission - Perimeter fence to be erected before compound is first brought into use in accordance with approved Acoustic Design Specification .

FAREHAM

BOROUGH COUNCIL



4 Dewar Close
Scale 1:1250

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