

Delegated Application Report**Target Date:** 8/7/2022 (extended)**Address:** 452 Basingstoke Road**Application No:** 200860/NMA**Proposal:** Minor amendment to planning permission 162108 to increase the number of car parking spaces and reinstate a vehicle entry**Case Officer:** Alison Amoah**Proposal:** The proposed changes include the following amendments:

- Reconfiguration of the layout of the car parking, including:
 - The removal of parking in front of the original locally listed Gillette building;
 - Reconfiguration of the gate E entrance; and
 - The increase in loaded HGV parking spaces.

This results in a net decrease of 18 car parking spaces from 365 to 347.

- Removal of Gate E infill to reinstate the vehicle entry.
- Resulting changes to landscaping layout from amended car parking layout.

The reason for these changes include to visually enhance the front elevation of the historic Gillette Building; removal of the infill would enhance highway safety, because at present vehicles entering the site have to back out onto the service road if another vehicle is leaving at the same time; and the increase in HGV spaces relates to amendments to a hazardous substances licence.

The changes have also resulted in the need for conditions to be re-discharged with respect to transport and landscaping matters and these are addressed under 200940.

<i>Original Approved Drawing 162108/FUL</i>	<i>Approved Amended Drawing under 182101/NMA</i>	<i>Proposed under 200860/NMA</i>
Site Plan Proposed - Drawing no: 7553-11-001 Rev 6, received 15 th August 2017		Site Plan - Drawing no: LAW-7553-DR-XX-XX-55-00 Rev P00, received 9 th March 2021
Wider Site Plan with Parking - Drawing no: 7553-08-104 Rev 6, received 15 th August 2017	Overall Level 01 Plan - Drawing no: 7553-11-101 Rev P10	Site Plan - Drawing no: LAW-7553-DR-XX-XX-55-00 Rev P00, received 9 th March 2021
Proposed Demolition Plan Drawing no: 5504-2015 Rev P/2, received 6 th July 2017		Demolition Ground Floor - Drawing no: 51_EW10 Rev K, received 22 nd June 2020
Elevations - Drawing no: 7553-08-100 Rev 2, received 19 th July 2017	Elevations - Drawing no: 7553-08-100 Rev P04, received 29 th November 2018	Planning Elevations - Drawing no: 7553-08-100 Rev 6, received 22 nd June 2020
		Car Park Operation Plan, Ref: June 2020-5 Rev B, dated and received 28 th September 2021

Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

However, consultation was undertaken with Transport and Natural Environment officers.

Following extensive dialogue, clarification, justification and some amendments, Transport and Natural Environment confirmed agreement to the details.

Relevant Planning History:

161810/FUL - Installation of a single storey plant and control room - Approved 23/11/16

162108/FUL - Part retention and refurbishment of the existing Gillette building, erection of a two storey research and development building (Class B1/B8), with associated access, surface car parking, servicing, landscaping and engineering works - Approved 13/10/17

182101/NMA - Minor amendment to planning permission 162108 including to external materials, entrances, warehouse roof pitch, glazing, and additional roof plant - Agreed 7/2/19

A number of discharge of condition applications.

Appraisal:

The main proposed changes to the car park would result in a reduction of car parking spaces, however, based on the justification provided, have been assessed as acceptable within the context of the overall original approved scheme under 162108 and the NMA 182101.

The amended landscaping to accommodate the parking changes would be acceptable and would not have a significant detrimental effect on the overall appearance of the scheme.

The amendments would not create amenity issues.

Conclusion:

The changes as proposed are considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Condition

The plans hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows:

- Site Plan - Drawing no: LAW-7553-DR-XX-XX-55-00 Rev P00, received 9th March 2021
- Demolition Ground Floor - Drawing no: 51_EW10 Rev K, received 22nd June 2020
- Planning Elevations - Drawing no: 7553-08-100 Rev 6, received 22nd June 2020
- Car Park Operation Plan, Ref: June 2020-5 Rev B, dated and received 28th September 2021

Reason: to clarify which plans are approved by this Non-Material Amendment.

INFORMATIVES

1. This notice relates only to the changes to condition 2 of the substantive planning permission (Ref: 162108). It shall be read in the context of the substantive planning permission and is

bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.