



Havant
BOROUGH COUNCIL

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For: Mr C/O Agent
Travis Perkins (Properties) Limited

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/17/00075

Site Address: Land at Hermitage Park, Harts Farm Way, Havant, PO9 1FA

Proposal: **Erection of 1No. warehouse and 1No. portacabin for storage and distribution purposes (Class B8) with associated open storage, access and servicing arrangements, car parking, landscaping & associated works**

Further to your application received on 18 January 2017, which was valid from 27 January 2017, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:
Amended proposed site layout - KH-PLAN-SITE-1.9 Date - 23.5.17
Proposed cabin elevations and floor plans - KH-PLAN-CABE-1.6
Site location plan - KH-PLAN-SITE-1.6
Proposed north and south elevations - KH-PLAN-WARE1-1.6
Proposed east and west elevations - KH-PLAN-WARE2-1.6
Proposed warehouse floor plan - KH-PLAN-WARP-1.6
Drainage strategy - KHLHAV1YY - FRA03
AMS, TPP and Landscaping Plan - A3118 03 Rev B
Construction Environmental Management Plan received on 17 May 2017.
Materials Schedule received on 24th April 2017 (via email)

Our Ref: APP/17/00075

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall be carried out in strict accordance with the Construction Environmental Management Plan produced by Cullum Morris Powles, Revision Two 17 May 2017.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 The car parking, cycle 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 development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The landscaping works shown on the approved plans (A3118 03 rev B) shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. 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 ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) 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.gov.uk/pes.
- (3) 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.

- (1) In accordance with paragraphs 186 and 187 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) Southern Gas Networks advises that the applicant must be aware of the information listed in the full consultation response provided to this planning application with regards to the protection of plant and equipment and operatives.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

25 May 2017