

Mr Weymes  
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7 Meadowcroft Close  
Otterbourne  
SO21 2HD

For: Mr Ruffell

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

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**Application Number:** APP/18/00198

**Site Address:** 132 Havant Road, Hayling Island, PO11 0LJ

**Proposal:** Retrospective application for (1) Extension of scaffold storage area at rear of site into existing building and adjacent land and erection of 3.5m acoustic fence along south and west boundaries; (2) use of land for open storage of small plant and (3) use of land for open storage of cars and lorries not exceeding 7.5 tons.

Further to your application received on 19 February 2018 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 hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing No. LCW3

Site Plan Drawing No. LCW4 dated 13th June 2019

Notes to be read in conjunction with Drawing No. LCW4 dated 13th June 2019

Planning, Design and Access Statement dated 16th February 2018

Industrial Noise Impact Assessment Sound Advise Acoustics Ltd Ref SA-4697-3  
October 2018

**Reason:** - To ensure provision of a satisfactory development.

- 2 Within three months of the date of this permission a 3.5m high acoustic fence of the specification set out in Industrial Noise Impact Assessment Sound Advise Acoustics Ltd Ref SA-4697-3 October 2018 shall be erected as shown on site plan drawing number LCW4 dated 13th June 2019 and in accordance with the notes to be read in conjunction with Drawing No. LCW4 dated 13th June 2019 unless otherwise agreed in writing by the Local Planning Authority. The acoustic fencing shall thereafter be maintained and retained in accordance with the above details.

**Reason:** In the interests of the amenities of residential properties beyond the site, to mitigate noise emanating from the scaffolding use and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The uses hereby approved shall not be open for business, receipt or dispatch of vehicles/equipment excepting between the following hours:

Monday to Friday between 07.30 and 20.00 hours,  
Saturday between 07.30 and 12.00 (noon) hours  
There shall be no working on Sundays and Bank Holidays.

**Reason:** In the interests of the amenities of residential properties beyond the site, to mitigate noise emanating from the site and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The storage of scaffolding and associated materials shall not take place over 3.5 in height.

**Reason:** In the interests of the character and visual amenities of the area, to mitigate noise emanating from the scaffolding use and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 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 premises shall only be used for storage and distribution of:

Vehicles and equipment relating to Scaffolding storage within the area marked B on the site plan drawing number LCW4 dated 13th June 2019;  
Storage of plant and machinery in connection with undertaking highway works or for similar open storage or car parking within the area marked C on the site plan drawing number LCW4 dated 13th June 2019;  
Storage of cars and lorries not exceeding 7.5 tons within the area marked D on the site plan drawing number LCW4 dated 13th June 2019;

and for no other purposes within Class B8 of the above Use Classes Order unless otherwise agreed in writing by the Local Planning Authority.

In addition, no retail trade shall take place at the site.

**Reason:** To accord with the terms of the application in the interests of limiting vehicle movements and limiting noise to nearby residents and to prevent unacceptable impacts on local roads having due regard to policies CS16, CS20, DM8 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 No flood lighting or other form of external lighting scheme shall be installed unless it has been approved in writing by the Local Planning Authority. Such details shall include the location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

**Reason:** To protect the occupants of nearby residential properties from light disturbance / pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 The uses hereby permitted shall only continue to take place during such time that an area for lorry turning is made available and retained at the eastern end of the site access drive such as to enable all vehicles using the site to turn on site and enter and leave the public highway in a forward gear.

**Reason:** In the interests of highway safety and to reduce interruption to the free flow of traffic on Havant Road having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No works of modification, repair, maintenance or refurbishment shall take place in the area for the storage of cars and lorries not exceeding 7.5 tons within the area marked D on the site plan drawing number LCW4 dated 13th June 2019.

**Reason:** To ensure that the use does not exceed that approved and to prevent potential noise and fume impacts to residential properties having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework..

- 9 No parking of vehicles shall take place on the access road from Havant Road to the main site frontage shown indicatively E on drawing number LCW4 dated 13th June 2019, in addition no parking of vehicles shall take place between the landscaping bund and the existing hardstanding for the Lawful Certificate Area granted under planning permission APP/15/01234.

**Reason:** To prevent the unauthorised expansion of commercial activity at the site in the interests of the character and visual amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The stable area shown marked G on drawing number LCW4 dated 13th June 2019 shall be used for stables and equestrian use only and for no other purpose.

**Reason:** To prevent the unauthorised expansion of commercial activity at the site in the interests of the character and visual amenities of the area and having due regard to policy CS16 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/pcs](http://www.planningportal.gov.uk/pcs).
- (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.
- (4) 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.
- (5) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.  
This is in order to protect the occupants of nearby residential properties from smoke pollution.
  - (6) The applicants attention is drawn to the consultation response from Southern Water dated 27th March 2018 which can be viewed on the Councils Website:

[https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR\\_243006](https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_243006)

**Simon Jenkins**

Simon Jenkins  
Interim Director of Regeneration and Place

27 June 2019