



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr J Pine
54-56a Creek Road
Hayling Island
PO11 9RE

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

Application Number: APP/16/00386

Site Address: Rear of 54-56 Creek Road, Hayling Island

Proposal: Change of use from B8 classic car store to B2 classic car store and restoration workshop.

Further to your application received on 14 April 2016, which was valid from 12 May 2016, 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 This permission shall be for a limited period expiring on 1st August 2018, on or before which date the building shall revert back to its previous storage use unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The use is of a type not considered suitable for permanent retention without an appropriate trial period and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 2 The premises shall only be open for trade or business between the hours of:

09.00 hours and 18.00 hours Monday to Friday;
09.00 hours and 17.00 hours on Saturday;

and not at all on Sundays or Bank Holidays.

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

3 The use of the premises hereby permitted shall exclude the following operations:

1. Panel beating,
2. Paint spraying,
3. Engine tuning.

In addition, the doors to the building shall be kept shut whenever work is being carried out within the building.

Reason: To ensure that the use has an acceptable impact on the residential amenities of adjoining residents having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 The use hereby permitted shall be limited to classic and performance car restoration for cars purchased by the operator of the site and shall not be open to members of the public for general car servicing, repairs or restoration. Furthermore no car sales shall take place from the site.

Reason: In order to ensure that the use is limited in nature and intensity to reduce the impacts on nearby residents having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Unique plan Ref: 00088664-23FC05

Site Plan Unique plan Ref: 00123401-6663AB

Floor Plan received 12th May 2016

Email from James Pine dated 11th April 2016

Email from James Pine dated 4th July 2016

Reason: - To ensure provision of a satisfactory development.

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.
- (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.

Our Ref: APP/16/00386

- (4) 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.

- (5) The applicant is advised that noise from the compressor could be reduced by providing an acoustic housing for this equipment and this approach would be encouraged by the Council's Environmental Health Officer. This would also help to ensure that the temporary use of the building minimises impacts on nearby residents.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

07 July 2016