



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

C Ward
Bryan Jezeph Consultancy
Bryan Jezeph Consultancy
3 South Street
Titchfield
Fareham
PO14 4DL

For: Mr Smithers
Monolution Ltd

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

Application Number: APP/18/00018

Site Address: Units 1- 3 Solent Building, Southmoor Lane, Havant, PO9 1JW

Proposal: Change of use of site to Class B2 (engineering workshop with associated offices).

Further to your application received on 05 January 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 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:
Location Plan Licence No. 100017622
Site Plan Licence No. 100017622
Ground Floor Plan received 5th January 2018
Planning Statement by Bryan Jezeph Consultancy Ltd dated January 2018
Ventilation and Extraction Proposals Bryan Jezeph Consultancy Ltd
Noise Assessment Bryan Jezeph Consultancy Ltd
Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no new flues or extracts shall be provided without the prior written consent of the Local Planning Authority.
Reason: To safeguard the amenities of the locality and the occupiers of nearby property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The Class B2 use hereby permitted shall be operated in accordance with the operational details set out in in Part 4 of the Planning Statement by Bryan Jezeph Consultancy Ltd dated January 2018.
Reason: In the interests of the amenities of the area having due regard to policies CS16 and DM10 of the Havant Borough Local Plan 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.
- (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) The applicant is advised that there is a high pressure gas pipeline in the vicinity of the site. No works could be carried out which could potentially impact on the pipeline without contact being made with Southern Gas Networks and any necessary consents being obtained. Further details in relation to Gas Pipeline requirements can be viewed on the Council's Website via the following address:
<https://planningpublicaccess.havant.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>
- (2) The applicant is advised that a Southern Water Sewer crosses the site and any intrusive works may require a separate consent from Southern Water. Further details can be viewed on the letter from Southern Water on the Council's Website at the following address:
<https://planningpublicaccess.havant.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

- (3) The applicant is advised that should additional connections to the public sewerage system be required a formal application to Southern Water would be needed. Please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

05 February 2018