



Havant
BOROUGH COUNCIL

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Mr McCluskey
Bell Building Projects
Bell Building Projects Ltd
19 Robert Drive
Glasgow
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For: Smith
Gap Group Hire Solutions

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

Application Number: APP/17/00548

Site Address: 4, Hermitage Park, Harts Farm Way, Havant

Proposal: Erection of steel portal frame building with provision for offices, trade counter, staff facilities and warehouse.

Further to your application received on 18 May 2017, which was valid from 20 July 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:
External works plan DN: 17058/EW01 B
Proposed block plan DN: A0002 Rev A
Proposed General Arrangement DN: A101 REV A
Proposed elevations - DN: A102 REV A
Proposed roof plan - DN: A103 REV A
Location Plan - DN: A101
Ecology Report submitted on 23/10/17
Tree report dated July 2017
Reason: - To ensure provision of a satisfactory development.

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- 3 Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of measures to protect adjacent habitat and details of measures to avoid pollution of the aquatic environment. Development shall proceed in strict accordance with the approved CEMP.
Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 Prior to the commencement of construction of the principal building hereby approved, an assessment of the risks associated with proposed means of undertaking groundworks and construction shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.
The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;
1) An assessment of the local geological succession, sufficient to determine whether the principal aquifer falls within the likely vertical range of proposed excavations or foundations.
2) The result of an appropriate assessment of risks based upon 1) in relation to proposed construction depths, methods & materials. Where potentially unacceptable risks are identified, a risk-based appraisal of construction method options and clearly defined proposals for mitigation of the identified risks.
3) Contractors method statement(s) in accordance with mitigation proposals (2); and
4) Where deemed necessary, a scheme to appropriately monitor the impact of construction activity upon groundwater and/or surface waters, including details in respect of necessary stakeholder liaison.
Reason: The site overlies the principal aquifer serving the Bedhampton & Havant Springs, abstracted for public supply of potable water. Deep excavations, Boring, Piling or any other deep foundations using penetrative methods can result in risks to potable supplies through short-term turbidity, or through creating migration pathways for soluble pollutants &/or contaminants. It should be demonstrated that the proposed construction methods will not result in any unacceptable adverse impacts upon controlled waters. This condition is imposed having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM10 and the National Planning Policy Framework 2012.
- 5 In the event that suspected contamination (stained or odours soil or groundwater, buried waste materials or items resembling military ordnance) is encountered during groundwork, works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.
The scheme may comprise separate reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;
i) Investigation in the vicinity of suspected contamination, sufficient to characterise its nature, likely extent & mobility,
ii) An appropriate assessment of the risks to all receptors that may be affected, based upon i), and
iii) Where potentially unacceptable risks are identified by ii), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability
All assessments, works, monitoring & other actions required by i)-iii) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

A) A statement confirming that no suspected contamination was identified during development,

OR;

B) Documentation in accordance with i-iii) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.

Reason: In the interests of the amenity of the locality and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

- 6 The development shall be carried out in strict accordance with the Tree Survey Report dated July 2017 by Bell Building Projects.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding the lack of any planting proposals in the approved plans, the development hereby permitted shall not be occupied until a detailed soft landscaping scheme, including replacement trees (for the Ash tree to be removed), has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 The development hereby permitted shall not be occupied until further details of the means of cycle storage have been submitted to and agreed in writing by the Local Planning Authority, and the approved cycle storage facility has been provided. Such agreed details shall remain in situ at all times thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of making suitable provision for sustainable transport methods and having due regard to policy DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The car 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

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.
- (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) A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
- (6) If it is intended to store in excess of 30 litres of petroleum fuel at the application site in demountable fuel tanks, portable containers or fixed fuel storage tanks; the Petroleum Enforcement Authority must be notified in writing in accordance with the Petroleum Consolidation Regulations 2014, Schedule 2. This premises would be regarded as a non-retail dispensing premises' for the purpose of those regulations and the Petroleum Enforcement Authority in this case would be Havant Borough Council. If it is intended to store volumes in excess of 275 Litres, a Petroleum Storage Certificate will be required. The granting of this planning consent does not guarantee that a certificate will be issued in respect of fuel storage. For the purpose of calculating fuel volumes, no account need be taken of fuel within fuel tanks of any motor vehicle.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

07 December 2017