



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 M Todd
Creech House
Southwick Road
Denmead
Hants
PO7 6UD

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

Application Number: APP/17/00568

Site Address: Units 1-4, 1A Victoria Road, Waterloooville, PO7 7ET

Proposal: Variation to condition 3 of Planning Permission APP/15/00030 to allow car parking spaces 1-13 to be used for the purposes of car valeting in association with units C and D; also to allow the opening of the car valeting service from 08:00 to 19:00 Mondays to Saturdays and 10:00 to 16:00 on Sundays. (Revised details)

Further to your application received on 24 May 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 Notwithstanding the provisions of Schedule 2, Part 7, Classes H and I of the Town and Country Planning (General Permitted Development) Order 2015, or as amended, no extensions or building alterations shall be made to the garage building on the site without the prior approval of the Local Planning Authority.
Reason: In the interest of the visual amenity of this town centre site, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987, as amended, no additional plant or machinery other than portable hand tools and equipment associated with car valeting, shall be installed or used without the written consent of the Local Planning Authority.
Reason: In the interest of amenity and in accordance with Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework.
- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987, as amended the building shall be used only for the purposes of effecting welding, crash repairs, re-spraying, mechanical work, in connection with a vehicle repair business and for MOT, tyre sales and fitting and car valeting only. With the exception of car valeting, no such works shall be carried out on the open areas of the site.
Reason: In the interest of amenity and in accordance with Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework.
- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes Order) 1987, as amended, the land (other than the building) shall be used only for the purpose of car sales, access and the parking and turning of vehicles in connection with the garage use. However, the spaces numbered 1-13 on plan drawing 121.21.01 (revision b), received on 19 July 2017, may also be used for the purposes of car valeting in connection with the combined use of Units C and D.
Reason: In the interest of amenity and in accordance with Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework.
- 6 The car valet business shall operate out of units D and C combined, and at no time shall either unit be let or occupied by an alternative business separately, without the prior approval of the Local Planning Authority.
Reason: To maintain the correct parking space allocation for each unit, in the interests of satisfactory parking on site, and having due regard to policies DM14 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 No external floodlights shall be installed unless plans and particulars specifying the details of any external lighting, including height, siting, direction and level of luminance, has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the garage building shall be kept fully available for their intended purpose. Spaces 14 to 18 (as shown on plan drawing 121.21.01 (revision b), received on 19 July 2017) shall be kept available for units A and B; and spaces numbered 1-13, may also be used for the purposes of car valeting in connection with the combined use of Units C and D.
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.

- 9 The car valeting business in Units C and D shall only be open for trade or business between the hours of 08:00 and 19:00 Monday to Saturday and 10:00 to 16:00 on Sundays.

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

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

Block Plan/site Plan 1:500

Site Plan 1:200 Drawing number 121.21.01 revision b received 19 July 2017

identifying Unit C for Car Valeting

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 Development Control Service at the Plaza or by telephoning 023 9244 6015.
- (4) This consent relates to vehicle washing facilities, and waste water arising from this activity is considered to be 'foul' water, and to be a trade effluent. Surface water sewers in the vicinity of this site are known to discharge to The Hermitage Stream, a 'main river' & 'controlled water', located <1km to the east. In order to prevent pollution of the environment and/or controlled waters with detergent*1 and other automotive contaminants, areas used for vehicle washing must be connected to foul sewer, or must be subject to appropriate pre-treatment prior to being discharged to a non-mains sewerage.
Proposing to discharge to non-mains foul sewerage via treatment plant -
If you wish to discharge effluent to groundwater or surface water ("controlled waters") after appropriate treatment, a permit will be required*2. A permit may also be required for discharge to a surface water sewer which communicates directly with a controlled water. For further information, please contact the Environment Agency (Tel: 03708 506 506).
Proposing to discharge to mains sewerage -
A trade effluent consent or a trade effluent agreement must be obtained before you discharge trade effluent to either a public foul sewer or a private sewer that connects

to a public foul sewer*3. It is not permitted to discharge foul water to a public surface water sewer, irrespective of whether the discharge is direct or indirect. For further information, please contact Southern Water (0330 303 0119)

The granting of this planning consent does not convey any permission, approval or consent under either the Water Industry Act 1991 or Environmental Permitting Regulations 2016, nor does it guarantee that the necessary consents or permits will be issued in respect of trade effluent discharge.

If you are not able to discharge effluent to a sewer or in accordance with a valid environmental permit, it will be classed as waste and you must then comply with your duty of care responsibilities when making alternative disposal arrangements.

*1 - Phosphate containing detergents and any detergents containing chemicals that act as a surfactant are harmful to the aquatic environment.

*2 - Section 38(1) of the Environmental Permit Regulations 2016 makes it an offence to undertake a regulated activity without an appropriate permit.

*3 - Section 118 (5) of the Water Industry Act 1991 makes it an offence to discharge trade effluent to sewer without the consent of the sewerage undertaker." Section 109 (1) of the Water Industry Act 1991 makes it an offence to (directly or indirectly) discharge foul water to a public surface water sewer.

- (5) 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 sought and were provided with pre-application advice,
- You were updated about issues after the consultation period, the details of the proposal amended, making your proposal acceptable.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

27 September 2017