



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 Jamie Hanna
Vail Williams LLP
Savannah House
3 Ocean Way
Ocean Villiage
Southampton SO14 3TJ

For: C/O Agent
Brockhampton Property Investments Ltd

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

Application Number: APP/17/00237

Site Address: Land adjacent, Wengen, Palk Road, Havant

Proposal: Temporary Change of Use to Open Storage (B8 use), the addition of two portacabins and associated hard standing.

Further to your application received on 07 March 2017, which was valid from 30 March 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 This permission shall be for a limited period expiring on 31st May 2023, on or before which date the use of the land for B8 storage shall be discontinued permanently, the 2 portacabins removed from the site and the site shall be restored to its condition prior to the implementation of this planning permission APP/17/00237 unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: To enable the future redevelopment of the site for residential purposes as part of the Housing Allocation H19 of the Havant Borough Local Plan (Allocations), 2014.

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

Location Plan Rev A Scale 1:1250

Location Plan Showing Location of Temporary Modular Cabins Scale 1:500

Portacabin Drawings - Portacabin 1 - North Boundary

Portacabin Drawings - Portacabin 2 - East Boundary

Paul Basham Transport Note ref 052.0003/TN/2

Ecosupport Ecology Update Dated January 2017

Vail Williams Planning Statement dated February 2017

Our Ref: APP/17/00237

Reason: - To ensure provision of a satisfactory development.

- 3 The use of the land for open storage purposes shall only be undertaken by a single occupier/tenant and shall not be sub-divided unless first agreed in writing by the Local Planning Authority.
Reason: To avoid an over-intensive use of the site in the interests of highway safety and amenity and neighbouring residential amenity, and having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development shall not be brought into use until space for the loading, unloading and parking of vehicles and plant has been provided within the site, surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and neighbouring amenity and having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No plant or machinery shall be operated at the premises the subject of the application except between the hours of 0700 and 1900 Monday to Friday and not at all on Saturdays, Sundays or recognised Public Holidays.
Reason: To minimise the disturbance to neighbouring residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 Unless agreed otherwise in writing by the Authority, the use hereby permitted shall not commence prior to the completion of the installation of the 2.4m high close boarded sound proof fence to be sited a minimum of 1m into the site, and parallel to the boundary with the residential property on the eastern boundary, as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the occupiers of neighbouring 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 2012.
- 7 At no time shall the height above ground level of any vehicle, plant, equipment or items stored for a distance of 4.5m from the 2.4m high fence to be erected under the requirements of condition 6, exceed 2.4m in height (other than the portacabins hereby approved).
Reason: To safeguard the amenities of the occupiers of neighbouring property and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 At no time shall a W.C or toilet be fitted into Portacabin 2, the temporary modular cabin closest to the eastern boundary of the site.
Reason - To safeguard the amenities of the occupiers of the neighbouring 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 2012.
- 9 The reptile exclusion fencing erected along the northern boundary shall be retained in an intact and satisfactory condition on site for the duration of the hereby approved use.
Reason: To conserve and enhance biodiversity in accordance with the Wildlife & Countryside Act 1981, the NERC Act 2006, the National Planning Policy Framework 2012 and with Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March

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) Your attention is drawn to the provisions and requirements contained within the Network Rail Consultee Response received on 19 April 2017, copy attached for reference, particularly with respect to heights of storage within 3m of the northern boundary and lighting. You are advised to contact them directly to clarify any matters.
- (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 were updated about issues after the initial site visit, amended plans requested and forthcoming, making your proposal acceptable.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

24 May 2017