



Havant
BOROUGH COUNCIL

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For: Mr Ruffell

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

Application Number: APP/16/00735

Site Address: Land Adjacent to, 132 Havant Road, Hayling Island

Proposal: Use of land for open storage comprising vehicles and scaffolding (use class B8) and perimeter landscaping works.

Further to your application received on 15 July 2016, which was valid from 25 July 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 Within three months of the date of this permission the scaffolding related uses currently taking place on the site shall be relocated to the area to the rear (east) of the site as shown on site plan drawing License Number 100030848 dated 1st February 2017. The scaffolding related uses shall not take place anywhere on the site excepting within the designated area as enclosed to the west and part south by the line of acoustic fencing.
Reason: In the interests of the amenities of residential properties beyond the site, to mitigate noise emanating from the scaffolding use and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and the Noise Policy Statement for England.
- 2 Within three months of the date of this permission a 3.5m high acoustic fence of the specification set out in Sound Advice Acoustics Ltd Industrial Noise Impact Assessment Report Ref SA-4697-1 dated 9th December 2016 shall be erected as shown on site plan drawing License Number 100030848 dated 1st February 2017 unless otherwise agreed in writing by the Local Planning Authority. The acoustic fencing shall thereafter be maintained and retained in accordance with the above details.
Reason: In the interests of the amenities of residential properties beyond the site, to

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mitigate noise emanating from the scaffolding use and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and the Noise Policy Statement for England.

- 3 The uses hereby approved under use class B8 (Storage and Distribution) shall not be open for business, receipt or dispatch of vehicles/equipment excepting between the following hours:

Monday to Friday between 07.30 and 20.00 hours,
Saturday between 07.30 and 12.00 (noon) hours

There shall be no working on Sundays and Bank Holidays.

Reason: In the interests of the amenities of residential properties beyond the site, to mitigate noise emanating from the site and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and the Noise Policy Statement for England.

- 4 The storage of scaffolding and associated materials shall not take place over 3.5m in height.

Reason: In the interests of the character and visual amenities of the area, to mitigate noise emanating from the scaffolding use and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework and the Noise Policy Statement for England.

- 5 The landscaping works including banking and planting shown on the approved plans:

Screening Proposals Drawing No 1015-5300
Landscaping Proposals Southern Boundary Drawing No. 1015-5301 Rev A
Planting Plan Drawing No. 1015-5302

Shall be carried out in accordance with the approved details as amended within three months of the date of this consent unless otherwise agreed in writing by the Local Planning Authority. The banking shall be formed of inert subsoil and topsoil only. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall only be used as for storage and distribution of:

Vehicles and equipment relating to Scaffolding;
Vehicles and equipment relating to Drainage Operations;
Vehicles and equipment relating to Hydraulics Operations;
Car parking.

and for no other purposes within Class B8 of the above Use Classes Order unless otherwise agreed in writing by the Local Planning Authority.

In addition, no retail trade shall take place at the site.

Reason: To accord with the terms of the application in the interests of limiting vehicle

movements and limiting noise to nearby residents and to prevent unacceptable impacts on local roads having due regard to policies CS16, CS20, DM8 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include: location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.
Reason: To protect the occupants of nearby residential properties from light disturbance / pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 Within three months of the permission hereby granted all the necessary mitigation measures as recommended in the submitted acoustic assessment, shall be completed. All elements shall thereafter be adhered to unless otherwise agreed to by the Local Planning Authority.
Reason: To protect the occupants of nearby residential properties from noise and / or vibration nuisance having due regard to policies CS16 and DM10 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.
- 9 The uses hereby permitted shall only continue to take place during such time that an area for lorry turning is made available and retained at the eastern end of the site access drive such as to enable all vehicles using the site to turn on site and enter and leave the public highway in a forward gear.
Reason: In the interests of highway safety and to reduce interruption to the free flow of traffic on Havant Road having due regard to policy CS20 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:
- Site Location Plan dated 25th July 2016 OS License No. 100030848
Planting Plan Drawing No. 1015-5302
Landscaping Proposals Southern Boundary Drawing no. 1015-5301Rev A
Screening Proposals Drawing No. 1015-5300
Site Location Plan Scaffold Storage relocated dated 1st February 2017 OS License No. 100030848
Industrial Noise Impact Assessment Sound Advice Acoustics Ltd Report Ref: SA-4697-1
- 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.
- (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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. Your attention is drawn to Southern Waters letter dated 17th August 2016 which is viewable on the Councils Website at:
https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_238582
If you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 0330 303 0119.
- (6) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works or ongoing use of the site. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.
This is in order to protect the occupants of nearby residential properties from smoke pollution.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

03 February 2017