



Havant
BOROUGH COUNCIL

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Mr S Jupp
Stephen Jupp MRTPI
348 Chichester Road
Bognor Regis PO21 5BX

For: Mr & Mrs Marx

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

Application Number: APP/16/01043

Site Address: 26 Scratchface Lane, Havant, PO9 3NG

Proposal: Change of use to building at rear from (B2) General Industrial manufacture of fibre glass boats to (B8) storage of concrete cutting equipment with associated collection and delivery traffic.

Further to your application received on 11 October 2016, which was valid from 06 December 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 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 the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the development hereby permitted shall be used for the storage of concrete cutting equipment only and for no other purpose within Class B8 of the above Use Classes Order, and shall only be occupied by Mr & Mrs Marx whilst they occupy the dwelling on the site The use hereby permitted shall be discontinued on the date when Mr & Mrs Marx cease to occupy the dwelling.
Reason: In the interests of amenity and having due regard to Policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 Collection and deliveries to the storage premises shall not take place outside the hours of 08.00 to 18.00 Mondays to Fridays and 08.30 to 13.00 on Saturdays and not at all on Sundays and Bank Holidays.
Reason: To protect the amenities of nearby residential properties and having due

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regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 All vehicles collecting or returning equipment stored at the premises shall be parked within the premises in accordance with the approved plans and with the engines turned off. No more than 4 vans shall visit the site at any one time, and only during the approved hours set out in condition 3 of this planning permission, unless otherwise agreed in writing by the local planning authority. All equipment shall be hand loaded into the vans.
Reason: In the interests of amenity and highway safety and having due regard to policies CS16, DM13 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The equipment stored in respect to this planning permission shall not be operated on the site for any reason including maintenance unless otherwise agreed in writing by the local planning authority and maintenance shall be limited to activities such as changing electrical plug end fittings because they have been damaged; replacing the wheels on a Hoover; lubricating the threads of a series of screw fittings; replacing the electrical switch module on a piece of equipment; and, changing out the shaft on a drill. There shall be no power cleaning of equipment on site unless otherwise agreed in writing by the local planning authority.
Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Prior to the first use or occupation of the storage development hereby permitted, a competent person shall have ensured that the rating level of noise emitted from the site's plant, equipment and machinery shall not exceed 2dBA above the background levels determined at all boundaries near to noise-sensitive premises. The assessment shall have been made in accordance with the current version of British Standard 4142 and written confirmation of the findings of the assessment shall have been submitted to, and approved in writing by, the Local Planning Authority and shall be adhered to thereafter.
Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 No extraction or filtration equipment shall be installed without the prior approval in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and/or 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.
- 8 No equipment, materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas approved in writing by the Local Planning Authority for that express purpose.
Reason: In the interest of the appearance of the site and the visual amenities of the surrounding area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Drawing 1A
Proposed site plan Drawing 2A
Proposed parking and storage plan Drawing 5A
Amended Planning Statement, December 2016

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 were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

27 January 2017