



Havant
BOROUGH COUNCIL

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Ms Fauchon
Lambert Smith Hampton
United Kingdom House
180 Oxford Street
London W1D 1NN

For: Mr Kellie
Dunedin Property

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

Application Number: APP/16/00598

Site Address: Kenwood Business Park, New Lane, Havant

Proposal: Change of use from B1 (Business - Offices/Light Industrial) and B8 (Storage/Distribution) to flexible B1(Business - Offices/Light Industrial), B2 (General Industrial) and B8 (Storage/Distribution) for units 3, 7 and 8.

Further to your application received on 06 June 2016, which was valid from 20 June 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 premises shall only be used within use class B1, B2 or B8 only and for no other purposes within the above Use Classes Order.
Reason: To accord with the terms of the planning application and in the interests of amenity and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas shown on drawing number CL - Layout Issue 02 or as 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

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- 4 The use of units 7 and 8 for class B2 manufacturing and assembling shall only take place between the hours of 06.00 and 23.00 hours Monday to Sunday.
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.
- 5 Prior to the commencement of any class B2 use (as defined in the Town and Country Planning (Use Classes) Order 1987, (as amended)) of the units hereby permitted fast acting roller doors shall be fitted to the units. The opening of roller doors shall not take place other than to allow for deliveries, loading and unloading of deliveries/dispatches after which they shall be kept closed. In addition the doors shall not be opened outside of the period from 08.00 hours to 19.00 hours. The fast acting roller doors shall be maintained in good operating order thereafter.
Reason: To ensure that the noise impacts of the proposed B2 use are minimised having due regard to the residential amenities of nearby residents, the provisions of policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Any activity in relation to the filling, emptying or compacting taking place in external waste bins/compactors shall not take place other than between the hours of 08.00 and 17.00.
Reason: To ensure that external noise is minimised in the interests of the amenities of nearby residents having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The forklift trucks operating at the site associated with units 3, 7 and 8 shall be battery powered and fitted with smart reversing alarms as set out in the Industrial Noise Impact Assessment Ref: IMP4872-3.
Reason: To ensure that external noise is minimised in the interests of the amenities of nearby residents 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 test rig shall be erected other than in accordance with further details of siting and design which shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The fans to be provided shall be designed and fitted with attenuators and casing in accordance with the details provided in the Industrial Noise Impact Assessment Ref: IMP4872-3. The test rig and fans shall only be operated between 08.00 hours and 17.00 hours Monday to Friday and at no time on Saturdays, Sundays or Public Holidays. The approved rig and fans shall thereafter be maintained and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that external noise is minimised in the interests of the amenities of nearby residents having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 Within 1 month of the test rig first becoming operational post validation acoustic testing shall be carried out in relation to the test rig/fans and an acoustic verification report submitted to the Local Planning Authority for approval. This report shall demonstrate that the rig and fans meet the expectations of the approved Industrial Noise Impact Assessment Ref: IMP4872-3 or propose further appropriate mitigation measures. Any mitigation shall be fully implemented within 1 month of the approval of the acoustic verification report. The test rig and fans shall thereafter operated in

accordance with the approved details unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that external noise is minimised in the interests of the amenities of nearby residents having due regard to policies CS16 and 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:

Location Plan Licence number 100022432 received 6th December 2016

CL - Layout Issue 02

Industrial Noise Impact Assessment Ref: IMP4872-3 received 6th December 2016

Baseline Noise Report Ref: IMP4872

Letter from Lambert Smith Hampton dated 6th December 2016

Letter from Colt International Ltd dated 30th November 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/pes.
- (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
16 December 2016