



Havant
BOROUGH COUNCIL

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Mr B Hull
Henry Adams Planning
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For: Mr T Mason

**The Town and Country Planning (Development Management Procedure) (England)
Order 2010
Grant of Planning Permission**

Application Number: APP/14/01019

Site Address: Barn on land adjacent Old Manor Farm, 15 Lower Road, Havant

Proposal: Change of use from agricultural building to a flexible use (within classes A1, A2, A3, B1, B8, C1 or D2) subject to prior approval covering flooding, highways and transport issues, noise impact and contamination risks on site.

Further to your application received on 29 September 2014, 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 Notwithstanding the use classes allowed by Class M of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, the Prior Approval, hereby granted, permits first use of the agricultural building identified within the application for B1 or B8 use only. Once implemented as either a B1 or B8 use any subsequent change of use within Class M of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 would be subject to the normal Prior Approval requirements of Class M.
Reason: The information supplied with the Prior Approval application has suitably demonstrated that a B1 and B8 use will not have an adverse impact on transport and highways; contamination and flood risk. No evidence has been provided to confirm that this would be the case for any of the other uses allowed by Class M. In the absence of such information the Council cannot reasonably accept that any of the other uses allowed by Class M would be acceptable in respect of impact on transport and highways; contamination and flood risk

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- 2 Prior to the first implementation of either a B1 or B8 use, granted by this Prior Approval application, the applicant shall submit to the local planning authority a plan and details of the area of hardstanding and parking allocation for the intended use. The development shall hereafter be implemented in accordance with the approved details unless otherwise agreed in writing.
- Reason:** In the interests of highway safety in accordance with requirement (i) of Class M.

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.
- (1) 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,
- Your application was approved following further negotiation and the submission of additional information to overcome officers concerns.

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Mr Chris Murray
Service Manager (Planning Development)

