



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 Keeping
Stellas Voice
131 Chalton Lane
Clanfield
Waterlooville
PO8 0RQ

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

Application Number: APP/16/00142

Site Address: 23 The Tanneries, Brockhampton Lane, Havant, PO9 1JB

Proposal: Change of Use from B1 (office) to A1 (retail) charity shop outlet.

Further to your application received on 09 February 2016, which was valid from 24 February 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 This permission shall be for a limited period expiring on 20 April 2017, on or before which date the use of the building for A1 retail shall be discontinued permanently and the site shall be restored to B1 unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: Permanent Planning Permission would result in a loss of an existing employment site for which insufficient evidence has been provided to show that the site is no longer suitable for employment purposes. Furthermore, it has not been demonstrated that there are no sequentially preferable sites within the Town Centre. In the absence of such information it would be inappropriate at this stage to permit a longer term A1 use. The proposal is therefore contrary to policies CS2, CS4 and DM3 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.
- 2 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use from the date of this permission and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Supporting letter from Holloway Iliffe & Mitchell received 24 February 2016
Local Employment Summary received 24 February 2016
Red Line Plan showing parking provision received 24 February 2016
Warehouse Layout received 24 February 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.
- (5) A temporary 12 month planning consent has been granted for this application to allow sufficient time for the applicant to address the requirements of policies CS2 and DM3 of the Havant Borough Local Plan(Core Strategy) and the National Planning Policy Framework.

In order to demonstrate the acceptability of a permanent change of use of this unit the applicant must evidence, through the submission of a sequential test, that there are no sequentially better sites within the Havant Town Centre and Leigh Park District Centre boundaries. The applicant must also demonstrate through an active and exhaustive marketing process that the premises are not fit for purpose and are financially unviable for B use class purposes. The marketing of the site must be under taken for a minimum 12 month period in accordance with the requirements of policies CS2 and DM3 of the Havant Borough Local Plan (Core Strategy).

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

20 April 2016