



Havant
BOROUGH COUNCIL

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To:
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**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Approval of Reserved Matters**

Application Number: APP/15/00965

Site Address: ICTS Limited, Solent Road, Havant, PO9 1JH

Proposal: Reserved matters application for landscaping (Condition No. 2) of Outline Planning Permission APP/12/00504 together with discharge of conditions 3, 4, 5, 6, 7, 9, 10, 12, 15, 16, 17 and 18.

Further to your application received on 04 September 2015, which was valid from 07 September 2015, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 2 of Outline Planning Permission APP/12/00504 together with discharge of conditions 3, 4, 5, 6, 7, 9, 10, 12, 15, 16, 17 and 18.** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission APP/12/00504 dated 19th November 2012.
- (ii) The plans and other documents submitted with your application, and
- (iii) The following additional conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Hard and Soft Landscaping Plan Drwg.No 148-100-101 P revised received 5 October 2015

Additional Plan - External Works Details Drwg.No 146-300-109 rev C received 5 October 2015

Drainage Plan Drwg.No 148-100-105 P received 2 September 2015

Elevations and Section including Materials Specification Drwg.No 148-100-300 P received 2 September 2015

Dust Assessment and Mitigation Measures received 2 September 2015

Covering letter submitted with the application re SW.HBC.ICTS.150902 received 2

Our Ref: APP/15/00965

Reason: - To ensure provision of a satisfactory development.

- 2 Notwithstanding the details shown on the submitted Hard and Soft Landscaping Plan Drwg.No 148-100-101 P revised received 5 October 2015, the 5 trees to be planting within the central bank located adjacent to the northern boundary of the site shall all be Alders (*Alnus Glutinosa*).

Reason: In the interests of tree health and safety given the proximity of the trees to the proposed site soakaways and to ensure that the appearance of the development is satisfactory and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Notwithstanding the details shown on the submitted Hard and Soft Landscaping Plan Drwg.No 148-100-101 P revised received 5 October 2015, the hedging along the entirety of the western boundary shown coloured green on that plan shall be retained and managed at a height of not less than 4m and not more than 6m, unless an alternative scheme of screen planting is first agreed with the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of adjoining properties, and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Any proposal relating to the installation and operation of potential noise creation equipment (manufacturing plant, refrigeration units, air conditioning, extract ventilation equipment and so forth) shall be agreed and approved in writing by the Local Planning Authority prior to any occupation of the premises taking place.

N.B. Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.

Reason: In the interests of protecting local residents from unreasonable noise levels which would be detrimental to the residential character of the area, and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 5 Any proposal relating to the installation and usage of odour causing processes and / or odour suppression equipment (e.g. extract ventilation equipment) related to processes shall be agreed and approved in writing by the Local Planning Authority prior to any occupation of the premises taking place.

Reason: To protect the occupants of nearby residential properties from noise, vibration and/or odour nuisance and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

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 6573.
- (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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

(4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.

(5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.

(6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

(7) 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.

(8) This permission should be read in conjunction with outline planning permission APP/12/00504 dated 22 November 2012 and you are advised that development should not commence unless all conditions have or can be complied with.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

02 November 2015

