Havant
BOROUGH COUNCIL

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Miss Gunn
Rapleys LLP
51 Great Marlborough Street
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For: Hargreaves Properties Ltd

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

Application Number: APP/16/00161
Site Address: Former site of ICTS Limited, Solent Road, Havant
Proposal: Redevelopment of site to provide up to 948sq.m (gross internal) of Class B1c (light industry) and/or Class B2 (general industrial) and/or Class B8 use (storage and distribution) and/or Class A1 (retail), to include ancillary trade counters and Class B1a use (offices), with associated access, car parking and landscaping.

Further to your application received on 12 February 2016 which was valid from 22 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 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 Compulsary Purchase Act 2004.

2 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 such development 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 Core Strategy 2011 which forms part of the Local Development Framework.

3 Unless otherwise agreed in writing with the Local Planning Authority deliveries of goods in connection with the Class B1, B2, B8 and/or A1 uses hereby approved shall only be taken and/or dispatched from the site between the hours of 07:00 hours – 21:00 hours Monday to Saturday and 10:00 hours – 17:00 hours on Sundays and recognised public Holidays.
Reason: In the interest of the amenities of occupiers of nearby residential properties and having due regard to Policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

4 The landscaping works shown on the approved plans [ref. 148-100 101 P revA] shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements agreed, or during the first planting season after completion of the development, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.
Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 The car parking, cycle provision, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, the total amount of floorspace in the building hereby approved shall not at any time exceed the amount shown for the building on the approved drawings.
Reason: To safeguard the adequacy of the associated vehicular parking provision and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

7 There shall be no external lighting on the site other than as hereby approved.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

8 With the exception of waste materials stored within the designated waste container area, no article of any description shall be manufactured, assembled, altered, repaired or stored outside the building hereby approved.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

9 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the west elevation without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

10 Notwithstanding the provisions of any of the foregoing conditions, the hedging along the entirety of the western boundary as shown coloured green on the site plan hereby approved 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. The hedge shall be protected from damage for the duration of the works on the site by the erection of a 1.2m minimum height chestnut paling fence to BS 1722 Part 4 standard securely mounted on 1.2 m minimum height timber posts driven firmly into the ground**.** Any parts of hedge removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

11 Use Class A1 floorspace within this development shall only be used for the sale of DIY products (including materials and accessories) and home improvement, gardening and outdoor activities, furniture including hard and soft furnishings and fabrics, carpets and floor coverings, motor vehicles and cycles, electrical goods, office equipment and supplies; in each case to include associated products and ancillary items and accessories, unless otherwise agreed with the Local Planning Authority.
Reason: In the interests of the viability and vitality of Havant town centre in particular and to secure the adequacy of car parking to serve the new development and having due regard to policies CS4 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

12 No part of the development shall be first occupied until details of public realm improvements for non car users within the application site and/or the adjoining site as shown within the application blue line have been submitted to and approved in writing by the Local Planning Authority. The approved public realm improvements shall be installed prior to first occupation unless otherwise agreed in writing with the Local Planning Authority and shall thereafter be retained.
Reason: In the interests of highway safety and the viability and vitality of Havant town centre in particular and having due regard to policies DM13 and CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

- Site Location Plan Drwg.No 148-100-102 P received 12 February 2016
- Solent Park Whole Site Plan P02 rev J received 15 April 2016
- Hard and Soft Landscaping Plan Drwg.No 148-100-101 P rev a (revised) received 15 April 2016
- Additional Plan - External Works Details Drwg.No 146-300-109 rev C received 12 February 2016
- Drainage Plan Drwg.No 148-100-105 P received 12 February 2016
- Elevations and Section including Materials Specification Drwg.No 148-100-300 received 12 February 2016
- Dust Assessment and Mitigation Measures received 12 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) Informative regarding Hours of Work:
You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.
This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.

Informative regarding Bonfires:
You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.
This is in order to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Dust Control:
You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

18 April 2016

Our Ref: APP/16/00161