



Havant
BOROUGH COUNCIL

Public Service Plaza
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Miss Bradley
Redbourn Group Limited
Unit 2
Homefarm
Luton Hoo Estate
Luton, Bedford
LU1 3TD

For: Mr Churchill
Howden Joinery Properties Limited

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

Application Number: APP/15/01259

Site Address: 10 Hayward Business Centre, New Lane, Havant, PO9 2NL

Proposal: Change of Use of unit from Class B1(b) & (c) (Business) to Class B8 (Storage and distribution).

Further to your application received on 06 November 2015 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 This permission shall enure for the benefit of Howdens Joinery Properties Ltd only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Howdens Joinery Properties Ltd cease to occupy the land.
Reason: To maintain control of a wider Class B8 use of the site and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Plan - P1
Existing GF plan - DN: 46317_01
Existing elevations - DN: 46317_02
Existing site plan - DN: 46317_03
Reason: - To ensure provision of a satisfactory development.
- 4 There shall be no more than 4 HGV deliveries per week to the site unless otherwise agreed in writing by the Local Planning Authority.
Reason: To maintain control of a wider Class B8 use of the site and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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:
 - Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

23 December 2015