



Havant
BOROUGH COUNCIL

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For: Screwfix Direct Limited

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

Application Number: APP/16/00163

Site Address: Unit 7, Arnside Road, Waterloooville, PO7 7UP

Proposal: Change of use to Class B8 (Storage or Distribution), together with minor external alterations.

Further to your application received on 15 February 2016 which was valid from 16 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 The use of the building hereby permitted shall be confined to a use within Class B8 (Storage or Distribution), of the Town and Country Planning (Use Classes) Order 1987 (as amended). No more than 10% of the unit shall be used for ancillary retail use (trade counter or trade counter plus), and any retail sales shall remain ancillary to the primary use of the building within Class B8.
Reason: To accord with the terms of the application and to ensure that the use does not conflict with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and policy AL3 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework which seek to retain the vitality and viability of the Town Centres.
- 3 The use hereby permitted shall not commence unless and until details of cycle parking provision for 2 long stay and 1 short stay cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority and subsequently provided on site in accordance with the approved details. The cycle parking shall thereafter be maintained in accordance with the approved details.

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Reason: In the interests of providing provision for non-car based sustainable transport options having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The premises shall only be open for trade or business between the hours of:

07.00 and 20.00 Monday to Friday;
08.00 and 18.00 Saturday;
10.00 and 16.00 Sunday

Reason: To accord with the terms of the application and to protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Planning Statement dated 12th February 2016
Transport Assessment Form
Location Plan Licence No.100023432
Location Plan/Existing Layout Drawing No. 1485-103-01
Proposed Layout Drawing no. 1485-103-02
Proposed Elevations Drawing No. 1485-103-04

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/pes.
- (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
Head of Planning

11 April 2016