



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 O Davies
51A Jubilee Road
Waterlooville
PO7 7RE

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

Application Number: APP/11/01878

Site Address: 51A Jubilee Road, Waterlooville, PO7 7RE

Proposal: Change of use from B1 to B2 to provide a motorcycle MOT bay within existing motorcycle workshop.

Further to your application received on 15 December 2011, which was valid from 12 January 2012, 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 hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Prior to the installation of the rolling road, details including the acoustic performance thereof and any means of noise mitigation, shall first be submitted to and approved in writing by the Local Planning Authority. The rolling road shall only be installed and operated in accordance with the details and mitigation thereby approved.
Reason. In order to minimise the risk of noise, mindful of the proximity of neighbouring houses and gardens, in accordance with policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Other than the MOT bay use hereby approved, the premises the subject of this permission shall not be used for general industrial purposes, and the MOT use shall take place only within the MOT bay area shown marked by hatching on the Internal Layout Plan dated 24th February 2015.
Reason: To accord with the terms of the application submitted, to control the scale of the use and in order to minimise the risk of noise, mindful of the proximity of neighbouring houses and gardens, in accordance with policies CS16, DM10 and DM18 of the Havant Borough Local Plan (Core Strategy) 2011 and Allocations Plan 2014 and the National Planning Policy Framework 2012.

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- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan Scale 1:500, received 15 December 2011 (including the external parking area for 10 motorcycles)
Internal Layout Plan, 24 February 2015.
Original Ref A MOT Class I & II Workshop Layout Drawing, received 15 December 2011.
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) This permission does not convey a general industrial use to the building. The applicant is alerted to the requirements of the Environmental Protection Act 1990 Part III (Statutory Nuisances & Clean Air) and the importance of continuing management practices which minimise the risk of noise nuisance, such as avoiding noisy activities outdoors and ensuring that doors are closed during these times. This grant of planning permission does not affect the Council's ability to exercise its powers under s80 of the above Act to require the abatement of noise nuisance if this were necessary. If needed, the applicant can obtain advice on minimising noise risk from the Council's Environmental Health Office (contact: 02392 446019).

(5) 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 sought and were provided with pre-application advice,
- You were asked to provide further information in order to allow your application to be approved.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

13 November 2015