



Havant
BOROUGH COUNCIL

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Mr Christian
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Meridians House
7 Ocean Way
Ocean Village
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For: Brockhampton Property Investments Ltd
obo Portsmouth Water

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

Application Number: APP/15/00447

Site Address: Land adjacent, Wengen, Palk Road, Havant

Proposal: Change of Use to Open Storage (B8 use), the addition of two portacabins and associated hard standing.

Further to your application received on 24 April 2015, which was valid from 07 May 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 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 The development hereby permitted shall be carried out in accordance with the following approved documents and plans:

Application form
Planning Statement April 2015
Noise Impact Statement, The Equus Partnership, Ref EPL 5414/R1, April 2015
Phase 1 & Reptile Surveys, ecosupport, April 2015
Ranelagh Road Reptile Capture & Proposed Management of Meyrick Road POS, ecosupport, June/July 2014
1:1250 Location Plan
1:1250 Location Plan showing location of portacabins
1:100 Plans & Elevations of Portacabin 1 - North Boundary; Drawing No 1
1:100 Plans & Elevations of Portacabin 2 - North Boundary; Drawing No 2
Email from Ben Christian, Vail Williams dated 29 June 2015

Reason: - To ensure provision of a satisfactory development.

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- 3 The use of the land for open storage purposes shall solely be restricted to that associated with operations undertaken by Portsmouth Water Company.
Reason: To accord with the terms of the application submitted in putting forward a proposal which departs from the provisions of the adopted Havant Borough Local Plan (Allocations) 2014; in view of the access arrangements and relationship with other operational land of Portsmouth Water Company it would not be appropriate for the use to ensure for the benefit of the land; and having due regard to policies CS16 and CS2 of the Havant Borough Local Plan (Core Strategy) 2011 policy HB1 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.
- 4 The development shall not be brought into use until space for the loading, unloading and parking of vehicles and plant has been provided within the site, surfaced and marked out in accordance with details to be agreed in writing with the Local Planning Authority. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and neighbouring amenity and having due regard to policies CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No plant or machinery shall be operated at the premises the subject of the application except between the hours of 0700 and 1900 Monday to Friday and not at all on Saturdays, Sundays or recognised Public Holidays.
Reason: To minimise the disturbance to neighbouring residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 Unless agreed otherwise in writing by the Authority, the use hereby permitted shall not commence prior to the completion of the installation of the 2.4m high close boarded sound proof fence to be sited 1m into the site, and parallel to the boundary with the residential property on the eastern boundary, as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the occupiers of neighbouring property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 At no time shall the height above ground level of any vehicle, plant, equipment or items stored for a distance of 4.5m from the 2.4m high fence to be erected under the requirements of condition 6, exceed 2.4m in height (other than the portacabin hereby approved).
Reason: To safeguard the amenities of the occupiers of neighbouring property and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Phase 1 & Reptile Surveys report (EcoSupport, April 2015) unless agreed in writing with the LPA, and with all mitigation and enhancement features permanently retained.
Reason: To conserve and enhance biodiversity in accordance with the Wildlife & Countryside Act 1981, the NERC Act 2006, the National Planning Policy Framework 2012 and with Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 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 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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

17 July 2015