



Havant
BOROUGH COUNCIL

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To:
Mr Steve Potter
Leominster Construction Ltd
Leominster Industrial Estate
Southern Avenue
Leominster
HR6 0QF

For: Mr Paul Benfield
P & I Generators Ltd

**The Town and Country Planning (Development Management Procedure) (England) Order
2015
Approval of Reserved Matters**

Application Number: APP/14/01296

Site Address: Site 3, Former Council Depot, Harts Farm Way, Havant

Proposal: Reserved Matters Application relating to Planning Permission APP/13/00592 for Plot 3 of new business and industrial development and associated discharge of conditions 3(i) the Reserved Matters: a, b, c and (ii) other matters, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w together with discharge of conditions 9, 11, 13 relating to that plot.

Further to your application received on 16 December 2014, which was valid from 10 February 2015, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 3(i) a, b, c and (ii) other matters, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w and discharge of conditions 9, 11, 13** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on Planning Permission APP/13/00592 dated 12 February 2014.
- (ii) The plans and other documents submitted with regards to your application, and
- (iii) The following additional conditions:

Conditions:

- 1 No development including site clearance shall commence on the site until all trees agreed with the Local Planning Authority for retention, as shown on plan 989.02H, shall have been protected by fencing erected along a line within the application site, 5m from the trunks of those trees to be retained. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Our Ref: APP/14/01296

Reason: To ensure that trees to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 The premises on plot 3 shall not be brought into use until the access and space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The landscaping scheme for plot 3 shall be completed within 6 months from the completion of the building shell, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.

Reason: To ensure that the landscape scheme is completed in the interests of the appearance of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Notwithstanding the information supplied the infiltration drainage scheme implemented shall be designed in order to provide for no flooding in 10 year rainfall as calculated in accordance with either CIRIA 156 or BRE 355.

Reason: In the interests of preventing flooding and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Application form and statement

Covering letter of Leominster Construction of 11 December 2014

Planning Statement

P & I Generators Ltd; Corporate Travel Plan January 2015

Programme of Works Ref 989.05

Location and Site Plans 989.01B

Block Plan 989.02H

Block Plan No 2. 989.04B

Proposed Plans & Elevations 989.03B

Robert West consulting: Factual Report on Ground Investigation July 2002

Letter of Leominster Construction of 24 March 2015

Betafence Paladin Classic Detail

Hikvision 1.3MP IR PTZ Dome Network Camera

Hikvision IR Fixed Dome Network Camera

Hikvision VF IR Bullet Network Camera

Letter of Leominster Construction of 20 April 2015

Revised Piling Detail 989.05A

Piling Statement of 7 July 2015

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 6573.
- (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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (7) 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.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager
31 July 2015

