



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 Best
Montagu Evans
5 Bolton Street
London
Surrey
W1J 8BA

For: Henderson Retail Warehouse Fund

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

Application Number: APP/15/00576

Site Address: 3 Wellington Retail Park, 2 Hambledon Road, Waterlooville, PO7 7FG

Proposal: Subdivision of unit 3 to create a unit of 767sqm at ground floor.

Further to your application received on 26 May 2015 (which was valid from 26 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 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority. Thereafter any such plant, machinery or structures shall be maintained in accordance with the approved scheme.
Reason: To safeguard the amenities of the locality and/or 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.
- 3 Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 0 dB(A) below the existing background level when measured according to British Standard BS4142-2014.
Reason: In the interests of the amenity of the retail park and having due regard to

Our Ref: APP/15/00576

- 4 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved in writing by the Local Planning Authority. Such details shall include, location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: TIn the interests of the amenity of the retail park and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The additional retail unit hereby permitted shall not be brought into use unless and until a clear waste management policy has been submitted to and approved in writing by Local Planning Authority. The statement shall explain the method of waste management which will be used throughout the use of the unit for example in the disposal of trade waste and office waste.

Reason: To prevent contamination to land or water courses and to prevent smell nuisance having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan, existing ground floor plan and existing elevations - DN:
248-PL-100.P2

Proposed ground floor and mezzanine plans - DN: 248-PL-102.P2

Proposed Ground Floor Plan and Proposed Elevations DN: 248-PL-101.P2

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.
- (1) 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.

(2) Informative regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8.00 – 13.00.

This is in order to protect the amenities of the area from noise and vibration nuisance.

(3) You are hereby requested to ensure that deliveries only be taken and/or dispatched from the site between the hours of 07:00am – 20:00pm Monday to Friday and 07:00am – 19:00pm Saturdays and not at all on Sundays and recognised public Holidays.

Reason: In the interest of the amenities of the area.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

20 July 2015