



Havant
BOROUGH COUNCIL

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For: Mr Robinson
Auragas Ltd

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

Application Number: APP/15/00723

Site Address: Land adjacent to, 2 New Road, Havant

Proposal: Variation of Condition 10 of Planning Permission APP/14/01004 relating to approved plans.

Further to your application received on 26 June 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, the building hereby permitted shall not be converted for residential occupation.
Reason: In the interests of the living conditions of any future occupants 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 The development shall not be brought into use until a minimum of 8 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development shall not be brought into use until a turning space is provided within the site to enable vehicles to enter and leave the site in forward gear in accordance with details to be agreed in writing by the Local Planning Authority. This space shall thereafter always be kept available for such use.

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Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has undertaken an appropriate assessment and submitted remediation method statement to the local planning authority detailing how this unsuspected contamination shall be dealt with. Written approval for the remediation method statement shall be obtained from the local planning authority prior to implementation, and the remediation shall be implemented as approved.

Reason: To ensure that no contamination sources exist or remain on the application site that may pose an unacceptable risk to future site users, off site residential land uses, buildings, potable supplies or other services. This condition is in line with paragraphs 109 and 121 of NPPF, policies DM10 of the Havant Borough Adopted Core Strategy (2011) and DM17 of the Local Plan (Allocations) 2014.

- 6 The hardstanding hereby permitted shall be of porous construction and or designed with an interceptor to prevent water draining onto the public highway.

Reason: To prevent water runoff to the public highway and to avoid off site flood risk having due regard to planning policy CS15 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development hereby permitted and its use shall be carried out in accordance with the details of cycle provision and the Travel Plan as amended received 9th December 2014 both in relation to planning permission APP/14/01004. The cycle provision and travel plan provisions shall thereafter be fully implemented and maintained.

Reason: To ensure that sustainable transports options are available in the interests of reducing car based trips having due regard to policies CS20 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Planning Statement and Design and Access Statement dated 17th June 2015
Proposed Elevations Drawing No. 8279 12 Rev C
Proposed Plans and Front Elevation Drawing No. 8279 11 Rev C
Proposed Site, Roof & Location Plans Drawing No. 8279 10 Rev B

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.

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- (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 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 were updated about issues after the initial site visit,
 - Your application was acceptable as submitted and no further assistance was required.
- (5) This location, very close to the railway, has problems from noise and vibration. Windows will need acoustic double glazing (with associated acoustic ventilation) to reach acceptable levels for an office. In addition some sensitive equipment could be affected by the vibrations of the trains. Anti-vibration measures could be designed in at the construction stage.
- (6) In relation to the previous application reference APP/14/01004 Network Rail provided a consultation response that has been publicised on the Council's website and of which the previous agent for that application was made directly aware. This consultation response includes a number of Informatives and recommendations for this development proposal adjacent to the railway.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

21 August 2015