



Havant
BOROUGH COUNCIL

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Mr R Baker
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For: Mr S Nanthakumar

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

Application Number: APP/15/00633

Site Address: Petrol Filling Station, 97 Park Lane, Bedhampton, Havant, PO9 3HQ

Proposal: Variation of Condition 8 of Planning Permission 98/51870/10 to allow 24 hour use, 7 days a week, of the forecourt with payment of petrol and shop goods between 2300hrs and 0600hrs via a proposed new night-hatch on the west elevation; no customer access to the shop between 2300hrs and 0600hrs.

Further to your application received on 09 June 2015, which was valid from 12 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 This permission shall be for a limited 12 month period expiring on 7 August 2016 on or before which date the opening of the forecourt with payment of petrol and shop goods between 2300hrs and 0600hrs via the nighthatch shall cease and be discontinued permanently unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: To enable the Local Planning Authority to further assess the impact of the proposed extended opening hours use, and the associated noise and activity at the site having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the national Planning Policy Framework 2012.
- 2 There shall be no customer access to the shop premises between 2300hrs and 0600hrs 7 days a week and all fuel and goods sold shall be paid for via the hereby approved night-hatch only.
Reason: To prevent the site becoming a 'meeting point' in order to protect the amenities of nearby residential properties having due regard to policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 3 The hereby approved night-hatch shall be installed in accordance with the submitted details prior to the site first opening for the sale of fuel or shop goods after 2300hrs.
Reason: To comply with the terms of the application to provide a satisfactory standard of development having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 There shall be no deliveries of fuel and/or groceries to or from the site between the hours of 2300 and 0600 hours 7 days a week.
Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The management measures with respect to minimising light pollution and advisory signage regarding noise, detailed in the supporting information on pages 4 and 5, shall be implemented in full at all times between 2300hrs and 0600hrs unless agreed in writing with the Local Planning Authority.
Reason: To protect the neighbouring residents from light and noise, having due regard to policies CS16 and 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:
1:1250 Site Location Plan
Proposed floor plan Drawing No 0223-51-11 Rev C
Supporting Information entitled 'Application to vary trading hours to 24 hours a day'
Elevations of night-hatch Drawing No PS2015075A
Photo of proposed night-hatch position
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 Development Control 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 sought and were provided with pre-application advice,
- You were updated about issues after the consultation stage,
- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

24 July 2015