



Havant
BOROUGH COUNCIL

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Mr D Squibb
Wyeth Projects Services limited
The Cart Shed
Amberley Court
Amberley Lane
Millford GU8 5EB

For: Ironmoor Ltd

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

Application Number: APP/15/00067

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

Proposal: Single storey extensions to north and south elevations; installation of a jet wash bay and additional parking.

Further to your application received on 21 January 2015, which was valid from 05 March 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 external materials to be used in the construction of the extensions shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The jet wash hereby approved shall only be available for use between the hours of 0700 and 1900 hours. Outside these times the facility shall be locked and unavailable for use.
Reason: To protect the amenity of adjoining residents 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.
- 4 Noise resulting from the use of any plant, machinery or equipment on site shall not exceed the principle of No Observable Effect Level (NOEL), when measured according to British Standard BS4142-2014.

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Reason: To protect the amenities of occupiers of nearby premises from unreasonable noise levels and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 5 No fixed or mobile sound amplifying equipment (i.e. refrigeration units, air conditioning, extract ventilation equipment, high pressure cleaners etc.) shall be installed on the site, which when operated is audible beyond the site, without the consent of the Local Planning Authority in writing.

Reason: To protect the amenities of the area and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall commence until plans and particulars specifying the height, materials and alignment of the acoustic fences to be provided around the jet wash facility and on the western boundary adjacent the extended parking spaces, as shown on the approved plan, have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use until the completion of the installation of all acoustic fencing 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 policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The tree felling for which consent is hereby granted shall not commence until a detailed scheme and specification for replacement tree planting and landscaping on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species and size of such replacement planting.

Reason: To conserve and safeguard the visual amenities of the locality in accordance with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 The tree felling for which consent is hereby granted and the replacement planting provision to be approved pursuant to condition 7 above shall be completed no later than the first planting season after the hereby approved extension to the sales building is first brought into use.

Reason: To conserve and safeguard the visual amenities of the locality in accordance with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No development including site clearance shall commence on the site until all trees and shrubs, not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to BS5837 2012.

The Tree Protection Plan submitted must be adhered to and made available on site. 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.

Reason: To ensure that trees, shrubs and other natural features 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.

- 10 The soil levels within the root protection areas of trees / hedgerows to be retained shall not be raised or lowered.
Reason: To avoid damage to health of existing trees and hedgerows 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.
- 11 The 4 parking spaces, 2 either side of tree 21, shall be constructed of porous and non compressive, self supporting materials and shall be retained in that condition in perpetuity.
Reason: To ensure adjacent trees are not adversely affected by the parking spaces 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.
- 12 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Location Plan Drwg No 01
Existing Site Layout Drwg No 03
Proposed Building Elevations Drwg No 10 Rev A
Proposed Site Layout Drwg No 07 Rev C
- 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.
- (4) A pre-commencement site meeting with the site agent, Arboricultural Consultant and Havant Borough Council Arboricultural officer must take place prior to the commencement of development on site. Please contact Mr Jamie Gargett on 02392446525 at least a week before commencement.
- (5) You are advised that consent may be required from Southern Water to connect to the public foul and surface water sewer system. Furthermore, since the application contains a vehicle washing facility these areas should only be connected to the foul sewer after consultation with Southern Water. You are advised to contact Southern Water's Trade Effluent Inspectors - please see www.southernwater.co.uk/businesscustomers/wasteservices/tradeeffluent for further information.

- (6) You are advised that consent may be required from Southern Water to connect to the public foul and surface water sewer system. Furthermore, since the application contains a vehicle washing facility these areas should only be connected to the foul sewer after consultation with Southern Water. You are advised to contact Southern Water's Trade Effluent Inspectors - please see www.southernwater.co.uk/businesscustomers/wasteservices/tradeeffluent for further information.
- (7) With respect to noise on site and conditions 4 and 5 above, you are advised that any future acoustic assessment should meet BS 4142-2014. and in principle, the greater the difference between the current/existing background noise level and the proposed installation of noise producing plant/equipment, the greater the magnitude of the impact:
SOAEL. (Significant Observable Adverse Effect Level) is when a difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.
LOAEL. (Lower Observable Adverse Effect Level) is when a difference of around +5 dB could be an indication of a significant adverse impact, depending on the context.
NOEL. (No Observable Effect Level) is the lower rating level is relative to the measured background sound level, the less likely it is that there will be an adverse impact.
- (8) 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, and amended plans forthcoming making your proposal acceptable.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

27 May 2015