



Havant
BOROUGH COUNCIL

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Mr Jones
Extra Mech Services
44A New Lane
Havant
PO9 6NF

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

Application Number: APP/15/00268

Site Address: 44A New Lane, Havant, PO9 2NF

Proposal: Change of use to sui generis (Plant Hire Company) and to install a wash down area for cleaning plant and machinery.

Further to your application received on 03 March 2015, (which was valid from 16 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Details of Business information letter received 13 March 2015

Wash Down Proposal details received 13 March 2015

Supporting Information supplied in respect of noise impact received 16 March 2015

Site Plan received 13 March 2015

Block plan showing siting of wash down area received 12 May 2015

Further information letter and Spec details regarding wash down area received 6 May 2015

Confirmation of noise measurement distance received 11 May 2015

Reason: - To ensure provision of a satisfactory development.

- 3 The operating hours of the premises shall not commence before 07:00 hours or remain so open after 18:00 hours on Monday to Friday and before 08:00 hours or remain so open after 13:00 hours on Saturday or at any time on Sunday or any recognised Public Holiday. The steam cleaner shall not be in operation before 08:00 hours or remain so after 16:30 hours on Monday to Friday or at any time on Saturday, Sunday or any recognised Public Holiday.
- Reason:** To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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) 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.
- (5) The Environment Agency accept the method of disposal for the wash water as stated in the application and advise the applicant that waste oil is hazardous waste and refer them to the following guidance:
<https://www.gov.uk/dispose-hazardous-waste/overview>
The storage of hazardous substances in SPZ1 are of particular concern and in order to reduce the risk of groundwater pollution the EA refer the applicant to this guidance:
<https://www.gov.uk/government/publications/choosing-and-using-oil-storage-tanksppg2-prevent-pollution>

- (6) A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".
- The application proposes development that may produce a trade effluent. No trade effluent can be discharged either directly or indirectly to any public sewer without the formal consent of Southern Water. The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors. Please see <https://www.southernwater.co.uk/BusinessCustomers/wasteServices/tradeEffluent/> for further information.
- Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors.
- Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties serviced, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

21 May 2015