



Havant
BOROUGH COUNCIL

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Mr McGovern
Redbourn Group Limited
Unit 2, Homefarm
Luton Hoo Estate
Luton, Bedford
LU1 3TD

For: Mr Churchill
Howden Properties Limited

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/14/00451

Site Address: Unit 3, Aysgarth Road, Waterloo, PO7 7UG

Proposal: Change of Use from Class B2 (General Industrial) to Class B8 Storage & Distribution with ancillary trade counter and alterations to elevations.

Further to your application received on 29 April 2014, which was valid from 08 May 2014, 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 hereby permitted trade counter shall not exceed the area of 50 square metres (530 square feet) shown for this purpose in the floor plan drawing DE64 and shall remain ancillary to the principal use of the site for B8 Storage and Distribution purposes.

Reason: The location of this site is unsuitable for the establishment of this type of activity as a principal use having due regard to policy CS16 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

1:1250 Site Plan
Existing site plan drawing no 36767-01
Existing floor plans drawing no 36767-02
Existing elevations drawing no 36767-03
Proposed floor plan drawing no DE64
Elevation alterations drawing no DE64 rev A

Reason: - To ensure provision of a satisfactory development.

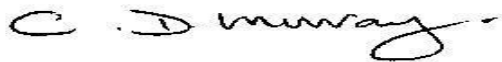
Our Ref: APP/14/00451

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 6573.
- (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 sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.



Mr Chris Murray
Service Manager (Planning Development)

03 July 2014