



Havant
BOROUGH COUNCIL

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Mrs I Harrison
Bidwell House
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Cambridge
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For: Mr P White

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

Application Number: APP/14/00136

Site Address: Unit 10, Southleigh Farm Units, Southleigh Road, Havant

Proposal: Use of Unit 10 to B1(c) light industrial, the retention of a tin furnace house and the change of use of land adjacent to Unit 10 and to the rear of units 2, 3 and 4 to B8 storage for free standing containers and a recycling skip in association with occupation of one or more units at Southleigh Farm.

Further to your application received on 07 February 2014, which was valid from 13 February 2014, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission Retrospectively** 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 Unit 10 shall be used only for B1(c) light industrial purposes, and for no other purpose whatsoever including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: To control the development in the interests of the rural character of the area and the amenities of the nearby residential property and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas approved in writing by the Local Planning Authority for that express purpose.
Reason: In the interest of the appearance of the site and the visual amenities of the surrounding area 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.

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- 3 The storage containers hereby approved shall only be used in association with existing units at Southleigh Farm and shall not be used as a separate planning unit.
Reason: To control the development in the interests of the rural character of the area and the amenities of the nearby residential property and having due regard to policies CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The B1(c) use of Unit 10 shall only operate between the hours of 07.30 and 18.00 Monday to Friday and 08.00 and 12.00 on Saturdays and not at all on Sundays or recognised Public Holidays
Reason: To minimise the disturbance to neighbouring residential properties 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.
- 5 The furnace hereby approved shall only be used for the burning of natural, dry and untreated wood.
Reason: To control the development in the interests of the amenities of the nearby residential property 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.
- 6 A minimum of 6 parking spaces shall be provided within the curtilage of the site and thereafter all of those spaces shall be kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The development hereby permitted shall be carried out in accordance with the following approved plans and document:
- Application letter from Bidwells dated 6 February 2014
Site Plan ref B.11.841i
1:500 plan ref B.11.841d
- Reason:** - To ensure provision of a satisfactory development.

Other Important Information:

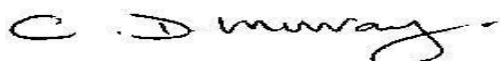
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 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 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
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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.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

09 April 2014