



Havant
BOROUGH COUNCIL

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Mr J Bailey
Motorcycle Services
Unit 1, Palmers Road Ind Est
Palmers Road
Emsworth
PO10 7DH

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

Application Number: APP/14/00669

Site Address: Unit 1 Palmers Road Industrial Estate, Palmers Road, Emsworth, PO10 7DH

Proposal: **Change of use from B1 to B2 use for motorcycle repairs.**

Further to your application received on 27 June 2014 which was valid from 09 July 2014 Havant Borough Council, as Local Planning Authority, **Grants Planning Permission for a limited period expiring 03 October 2015** 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 3rd October 2015 on or before which date the use of the site for motorcycle repairs shall be discontinued permanently and the site shall be restored to a B1 use 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 use, noise and activity at the site and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 2 This permission shall enure for the benefit of JCB Motorcycle Services only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when JCB Motorcycle Services cease to occupy the land.
Reason: To maintain control of the site, in the interests of the neighbouring residential amenity and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 3 Machinery shall only be worked between 0830 and 1800 hours Monday to Friday and 0800 to 1300 hours Saturdays; with none on Sundays or Bank Holidays
Reason: In the interests of neighbouring residential amenity having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

Our Ref: APP/14/00669

- 4 The forecourt area shall be used for the parking of motorbikes and customer vehicles only. At no time shall motorbikes or other vehicles be examined or worked on within the forecourt area.
Reason: To avoid noise and activity on the forecourt, in the interests of neighbouring residential amenity having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 5 Only the rear yard area shall be used for any outside testing and examining of motorbikes.
Reason: To ensure all outside activity takes place away from residential dwellings in Palmers Road, in the interests of neighbouring residential amenity having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 6 The internal bi-folding doors shown on the plan received 23rd September 2014 shall be constructed and installed on site by 31st October 2014. These doors shall be as indicated on the plan and accompanying text, and extend just beyond the roller shutter opening width, and be at least 2.5m high.
Reason: To provide a noise buffer in the interests of neighbouring residential amenity having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:
- 1:1250 Site Location Plan
 - 1:500 Block Plan
 - Industrial Unit Layout Plan showing Parking Spaces
 - 1:100 Site Layout Plan
 - 1:100 Unit Layout and Elevation Plan received 23/9/14

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

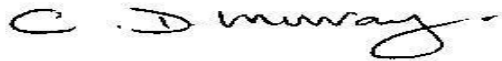
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Town and Country Planning Act, Building Regulations or under any other Act, Regulation, 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 Civic Offices 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,
- You were updated about issues after the initial site visit.



Mr Chris Murray
Service Manager (Planning Development)

03 October 2014