



Havant
BOROUGH COUNCIL

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Mr Murray
I J Murray Associates
173 Rushdene Havant Road
Hayling Island
PO11 0LF

For: Mr Marples
Brenchley Civil Engineering

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

Application Number: APP/14/00455

Site Address: Howards Car Spares, Mill Rythe Lane, Hayling Island, PO11 0QQ

Proposal: Change of use to mixed B1 B2 and B8 from existing Sui Generis use as
scrapyard/metal recycling yard.

Further to your application received on 30 April 2014, which was valid from 19 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 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 At no time shall the height above ground level of any vehicle, plant, equipment, goods or items stored on the site exceed the height of the boundary fencing.
Reason: In the interests of the visual character of the area and having due regard to policies CS11, CS12, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The lighting fitments hereby approved shall not be displayed at a height exceeding 3m and shall be installed such as to achieve full horizontal cut off, and shall be retained in that condition at all times.
Reason: In the interests of the visual character of the area and having due regard to policies CS11, CS12, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Between the hours of 20.00 and 6.00 hours the lighting within the yard shall be subject to movement sensors and no lighting fitments shall be continuously lit.
Reason: In the interests of the visual character of the area and having due regard to policy CS11, CS12, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Our Ref: APP/14/00455

- 5 The premises shall be used only for purposes falling wholly within the scope of Use Classes B1(c) and/or B2 and/or B8 and for no other purpose whatsoever including any other purpose in Class B1 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 or re-enacting that Order.

Reason: To provide uses that are appropriate to the locality and the nature of the site and in the interests of the level of traffic generated by the development and having due regard to Policy CS2 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No article of any description shall be manufactured, assembled, altered or repaired outside the building on the site.

Reason: In the interests of the amenity of the area and having due regard to policies CS12, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 7 No use hereby permitted shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same have been submitted to and approved in writing by the Local Planning Authority.

- (a) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (b) The provision to be made for the storage and removal of refuse from the premises;

Reason: To secure orderly development.

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

Planning Design and Access Statement
Flood Risk Assessment Tam-lite Lighting Specification
Views A103 V4.2
Location Plans A101 V4.2
Main Site/Floor Plan A102 V4.2
Elevations A102 V4.2
Full Site Plan A104 V4.3

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/pes.

(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.

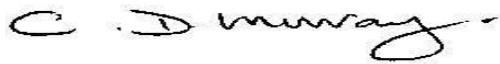
(4)

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.

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

Mr Chris Murray
Service Manager (Planning Development)

20 August 2014