



Havant
BOROUGH COUNCIL

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Douglas Briggs Partnership
Flint Barns
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For: Hayden Vehicle Rentals

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

Application Number: APP/14/00088

Site Address: Land on the north side of Mill Rythe Lane, Hayling Island

Proposal: Use of land for vehicle rental service and maintenance centre.

Further to your application received on 27 January 2014, which was valid from 30 January 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 This permission shall be for a limited period expiring on 31st March 2019, on or before which date the use of the land and buildings for the operation of a vehicle rental service and maintenance centre shall be discontinued permanently and the site vacated unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.
Reason: The use is of a type not considered suitable for permanent retention having due regard to policy CS2 of the Havant Borough Local Plan (Core Strategy) 2011, Saved Policy EMP9 of the Havant Borough District Wide Local Plan and the National Planning Policy Framework 2012.
- 2 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The use shall not commence until measures are introduced to prevent the infiltration of contaminated waste water into the surface water system. The measures shall be retained during the operation of the approved use.
Reason: To protect the ground water and Harbour waters from pollution and having regard to policy DM10 of the Havant Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Planning, Design and Access Statement
Location and Site Plans 7213-01A

Reason: - To ensure provision of a satisfactory development.

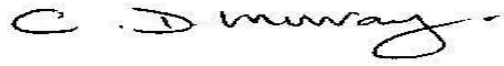
Other Important Information:

- (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 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,
 - You were updated about issues after the initial site visit,
- (5) You are advised that the site is within Flood Zone 3 of the Environment Agency's Flood Maps. It is recommended that a flood warning and evacuation plan is prepared for the premises in order that the business is prepared for flood events.

Our Ref: APP/14/00088

A handwritten signature in black ink, appearing to read 'C. D. Murray' with a stylized flourish at the end.

Mr Chris Murray
Service Manager (Planning Development)

21 March 2014