



Havant
BOROUGH COUNCIL

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Douglas Briggs Partnership
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For: Mrs C Howard

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

Application Number: APP/13/00958

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

Proposal: Change of use of unit 1 from B1/B2 to B1/B2 or A1 (Marine Chandlery) and partial change of use and internal subdivision of Unit 2 to allow use class B1/B2 or sui generis use for storage of equipment and cleaning shellfish in connection with use as a fisherman workshop and store in Unit 2A. (Retrospective)

Further to your application received on 23 September 2013, which was valid from 31 October 2013, 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 1 shall be used only for
 - (i) a chandlery, and for no other purpose in Class A1 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; or for
 - (ii) purposes falling wholly within the scope of Use Class B1(c) and/or B2 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 provide uses that are appropriate to the marine related and industrial character of the locality and having due regard to Saved Policy EMP9 of the Havant Borough District Wide Local Plan March 2011 and the National Planning Policy Framework 2012.

- 2 Unit 2A shall be used only for
(i) storage of equipment and cleaning of shellfish in connection with use as a fisherman's workshop and store; or for
(ii) purposes falling wholly within the scope of Use Class B1(c) and/or B2 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 provide uses that are appropriate to the marine related and industrial character of the locality and having due regard to Saved Policy EMP9 of the Havant Borough District Wide Local Plan March 2011 and the National Planning Policy Framework 2012.
- 3 No article of any description shall be manufactured, assembled, altered, repaired or stored outside of units 1 and 2A.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 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.
- 5 At all times 5 parking spaces shall be provided within the curtilage of the site for the use of units 1 and 2A and 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.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application form received 23 September 2013
Planning Design and Access Statement received 23 September 2013
Site and Location Plan Rev A 31.10.13
Site Plan 6702-120H 1-4 As Built
Elevations 6702-121B
Elevations 6702-122B
Elevations 6702-123B
Elevations 6702-124B

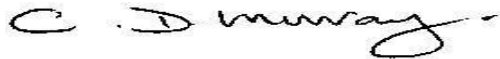
Reason: - To ensure provision of a satisfactory development.

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 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)

20 December 2013