



Havant
BOROUGH COUNCIL

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Mr F Miah
15 Billett Avenue
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**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/13/00924

Site Address: 2 Padnell Road, Waterlooville, PO8 8DZ

Proposal: Change of use from Doctors Surgery (Use Class D1) to Dance School (Use Class D2).

Further to your application received on 12 September 2013, 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Block Plan

Reason: - To ensure provision of a satisfactory development.
- 3 The change of use hereby permitted shall not be implemented until a scheme for sound attenuation has been submitted to and approved by the Local Planning Authority in writing. This scheme shall assess the impact of music and people noise on the occupiers of the nearest residential dwellings and acoustic measures to alleviate noise and disturbance.
Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring 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.

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- 4 Any proposal relating to install noise making equipment (i.e. refrigeration units, air conditioning, extract ventilation equipments, heat pump) schemes shall be agreed and approved in writing by the Local Planning Authority prior any development takes place.

BS4142 Requirement

Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring 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.

- 5 The Applicant shall submit to the Local Planning Authority a scheme of works or such other steps as may be necessary to minimise the effects of odour from the preparation of food associated with the development. The change of use hereby permitted shall not be implemented until written approval has been given by the Local Planning Authority to any such scheme of works. The use shall be carried out thereafter in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring 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 Before the change of use hereby permitted is implemented, a Travel Plan shall be submitted to the Local Planning Authority for written approval. The Travel Plan shall address (a) how parking on the site shall be adequate for the persons employed at the premises, (b) how students and other visitors will be discouraged from causing hazard and/or inconvenience to users of the public highway and local residents and businesses through unlawful and/or inconsiderate parking, and (c) how dance class times will be staggered to reduce peaks of visits to the premises. The Travel Plan shall be kept current and copies provided to the Local Planning Authority on their reasonable written request for monitoring purposes, for the first three years of the Class D2 use of the premises.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The use of the premises hereby permitted shall not be carried out before 0900 hours or after 2200 hours, or at any time on any recognised Public Holiday.

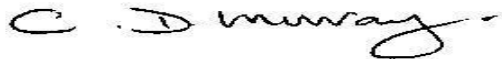
Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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 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 during the processing of the application,
- You were invited to make a deputation to the Development Management Committee regarding your proposals.



Mr Chris Murray
Service Manager (Planning Development)

27 November 2013