



Havant
BOROUGH COUNCIL

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For: Henderson UK Retail Warehouse Fund

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

Application Number: APP/13/00214

Site Address: Unit 6 Wellington Retail Park, 2 Hambledon Road, Waterlooville, PO7 7FG

Proposal: Variation of Condition 2 of Planning Permission 06/54013/009 (Variation of Conditions 16 and 17 of Planning Permission 01/54013/007 to allow for an increase in the floorspace available for unrestricted A1 (Retail) use) to allow the unrestricted use of Unit 6.

Further to your application received on 05 March 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 Notwithstanding the provisions of any Town and Country Planning Uses Classes Order, Units 1-5 and 7 shown on Plan 1 (OS Location Plan) attached to this permission shall not be used for the sale of food (other than confectionary and pet foods).
Reason: In order to ensure that the vitality and viability of the existing Waterlooville Town Centre is not undermined by the nature of retail uses permitted on this site and having due regard to policies and proposals TC1, TC6 and TC7 of the saved Local Plan and policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Our Ref: APP/13/00214

Havant Borough District Wide Local Plan 1996-2011

- TC1 (Hierarchy of Centres)
- TC6 (Changes of Use Primary Frontages)
- TC7 (Changes of Use Secondary Frontage)

Havant Borough Core Strategy 2011

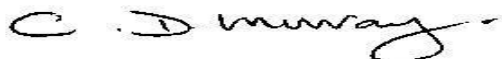
- CS16 High Quality Design
- CS4 Town, District and Local Centres
- DM10 Pollution
- DM14 Car and Cycle Parking on Development (excluding residential)

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of parking implications; and environmental issues. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 Civic Offices or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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)
19 April 2013

