



Havant
BOROUGH COUNCIL

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Mr M Gibbens
7 Hanover Square
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For: Fishbourne No. 2 Ltd

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

Application Number: APP/13/00404

Site Address: Warehouse, Stanbridge Road, Havant

Proposal: Remodelling of north elevation to incorporate demolition of existing 3 storey offices; installation of loading doors, new cladding provision of service yard and reorganisation of parking areas. Over cladding of west elevation.

Further to your application received on 29 April 2013, which was valid from 03 May 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 All mitigation measures to reduce noise emissions in relation to the ongoing light industrial and distribution centre operations as outlined in the acoustic report received on 17th May 2013 and the additional mitigation measures outlined in the submitted email dated 10 June 2013, shall be adhered to at all times during which the building the subject of this permission is in use for such operations.
Reason: in the interests of the amenities of nearby residential properties and having due regard to Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Travel Plan - received 1/5/13
Construction Phase Travel Plan (April 2013) - received 1/5/13
Design and Access Statement - received 1/5/13
Acoustic Report - received 17/5/13
Email outlining additional mitigation measures - received 10/6/13
10887/TP/010 - site location plan

Our Ref: APP/13/00404

10887/TP/011 - existing site plan
10887/TP/014 - proposed site plan
10887/TP/012 - existing floor plans
10887/TP/013 - existing elevations
10887/TP/015 - proposed floor plans
10887/TP/016 - proposed elevations
WCS-1214-E-01 - proposed yard lighting - north yard

Reason: - To ensure provision of a satisfactory development.

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.

Havant Borough Core Strategy 2011

CS16	High Quality Design
CS2	Employment
CS6	Regeneration of the Borough
DM10	Pollution
DM11	Planning for More Sustainable Travel
DM12	Mitigating the Impacts of Travel
DM14	Car and Cycle Parking on Development (excluding residential)
DM16	Freight Transport
DM3	Protection of Existing Employment and Tourism Sites

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 the appropriateness of the design; the effect on nearby residential amenity; and highway considerations. 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 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) 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;

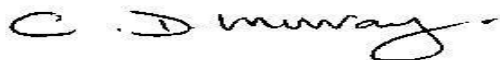
- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) The applicant should be aware that if any reversing alarms on delivery vehicles are disabled to mitigate noise emissions, then a banks man should be used at the site to assist vehicle movements.
- (6) You are advised of Hampshire County Council's Rights of Way Officer's comments which are as follows:

Havant Footpath No 62 runs along the northern boundary of the site. The implications of this are:

- (i) All boundary features should be retained.
- (ii) There must be no surface alterations to the right of way, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority. For the purposes of this proposal that permission would be required from this department of the County Council. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.
- (iii) Hampshire County Council, as Highway Authority, is not obliged to provide a surface suitable for the passage of vehicles. It only has a duty to maintain a right of way to a standard commensurate with its expected normal public use.
- (iv) Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
- (v) In addition, no builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.
- (vi) It is recommended that a Health and Safety Risk Assessment should be carried out and if there is deemed to be a risk to users of the footpath, the applicant should contact the County's Rights of Way office directly to discuss the possible need for a Temporary Closure of the footpath for the duration of the works.



Mr Chris Murray
Service Manager (Planning Development)

27 June 2013