



Havant
BOROUGH COUNCIL

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Mr I Marshall
Ian Marshall
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For: Mr Eames

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

Application Number: APP/12/00749

Site Address: 8 New Lane, Havant

Proposal: Change of use of workshop from B1/B8 use to B2 use. Change of use of Havant Cabs Office from B1 to Sui Generis. Retention of whip radio aerial. Retention of 2No. air conditioning condenser units. (Part Retrospective.)

Further to your application received on 23 July 2012, which was valid from 31 July 2012, 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 vehicle maintenance workshop shall be used only for vehicle repair and maintenance only, and for no other purpose whatsoever including any other purpose in Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: To accord with the terms of the application and in the interests of the residential amenities of nearby residents having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Statement 2012.
- 2 The Taxi Office hereby permitted shall be used for administrative purposes only and at no time shall any driver visit the premises in the course of their business, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To accord with the terms of the application, in the interests of the amenities of the area and to restrict vehicle movements to the site in the interests of preventing congestion having due regard to policies CS16, CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and to the National Planning Policy Framework 2012.

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- 3 No noisy or fume producing works shall take place to the vehicles associated with the vehicle maintenance and repair workshop hereby permitted excepting within the vehicle maintenance workshop area shown on drawing number 2.
Reason: To limit the extent of the parking area in the interests of amenity and to prevent unneighbourly activity taking place outside the building having due regard to policies CS16, DM10 and DM14 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
- 4 The aerial hereby permitted shall be dismantled and removed from the site within 1 month of the cessation of its use unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the satisfactory removal of redundant equipment in the interests of visual amenity having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No public access shall be allowed into the premises for the purposes of applying for private hire services.
Reason: To accord with the terms of this application and in the interests of the amenities of the area and to ensure adequate car parking and having due regard to saved Policies CS16 and 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:
Planning Statement
Location Plan
Site Plan Drawing No. 1
Floor Plans and Elevations Drawing No. 2
Reason: - To ensure provision of a satisfactory development.

Other Important Information:

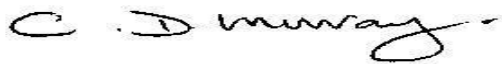
- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the 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 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)

30 July 2013