



Havant
BOROUGH COUNCIL

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Mr Jackson
Wellsfield Associates
80 High Street
Hadleigh
Essex SS7 2PB

For: One Stop

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

Application Number: APP/13/00486

Site Address: One Stop Convenience Store, formerly The Fox PH, Prospect Lane, Havant,
PO9 5PA

Proposal: Redevelopment of existing building to include the installation of new auto
sliding entrance door; installation of ATM with 2No. bollards; creation of fenced
enclosure for 4No. new condensor units; and 1No. satellite dish to side elevation.
(Revised Application).

Further to your application received on 20 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 Notwithstanding the submitted plans no development hereby permitted shall
commence until plans and particulars including a sample of the proposed fencing to
the condenser compound have been submitted to and approved in writing by the
Local Planning Authority. Unless agreed otherwise in writing by the Authority, the
development hereby permitted shall not brought into use prior to the completion of
the installation of all screening provision as is thus approved by the Authority. At all
times thereafter, all of that screening provision shall be retained in a wholly sound
and effective condition.
Reason: To safeguard the amenities of the locality and 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.

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- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

AIRTIGHT & NOISECHECK BUILDING ACOUSTIC TESTING Date: 13-14 March 2013

Agent's email of the 24 June 2013.

Agent's email of the 4 July 2013.

Existing plan drg no 2095.01

Proposed plan drg 2095.02b

Existing and proposed elevations drg no 2095.03a

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.

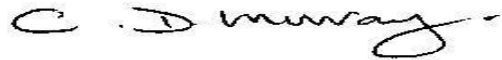
Havant Borough Core Strategy 2011
CS16 High Quality Design

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 effect on the character of the area; and the effect on neighbouring properties 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,
- Your application was acceptable as submitted and no further assistance was required.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

05 July 2013