Havant BOROUGH COUNCIL

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Gregory Gray Associates
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For: Havant Garden Centre

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

Application Number: APP/12/00114
Site Address: Garden Centre, Bartons Road, Havant, PO9 5NA
Proposal: Erection of open-sided canopy and metal store to allow operation of hand vehicle wash facility. (Retrospective application.)

Further to your application received on 31 January 2012, which was valid from 13 February 2012, Havant Borough Council as Local Planning Authority **Grants Planning Permission Retrospectively** 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.

1 The open sided canopy and metal store shall be used solely in connection with the car washing use operating from the site.
Reason: To control the uses taking place in the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

2 The operation of the car wash shall not open to the public before 9.00 hours or remain so open after 17.00 hours on Monday to Saturday and 10.00 hours to 16.00 on Sunday.
Reason: To accord with the terms of the application and in the interests of the amenities of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

2 The hand car wash hereby permitted shall not open to the public before:
09.00 hours or remain so open after 17.00 hours on Monday to Saturday and;
10.00 hours and 16.00 hours on Sunday.
Reason: To protect the amenities of the area and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

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

Planning, Design and Access Statement January 2012
Location Plan Drawing No. 2012-008-000
Proposed Car Wash (Elevations and Plan) Drawing No. 2012-008-004
Site Layout Plan Drawing No. 2012-008-003
Block Plan Drawing No. 2012-008-001

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

Havant Borough Core Strategy 2011

CS1	Health and Wellbeing
CS15	Flood and Coastal Erosion
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
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 the effect of the character and appearance of the area, the impact on business, adequacy of parking/access, the impact on the setting of a Listed Building and the impact on the water environment. 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.gvo.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.



Mr Chris Murray
Service Manager (Planning Development)

29 October 2012