Havant BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Thorns - Young Ltd
232 London Road
North End
Portsmouth
PO2 9JQ

For: Mr Z Ali

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

**Application Number:** APP/11/01829
**Site Address:** The Curlew, Petersfield Road, Havant, PO9 2HU
**Proposal: Erection of covered area to allow operation of vehicle handwash business.**

Further to your application received on 28 November 2011, which was valid from 12 December 2011, 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 The external materials to be used in the construction of the covered area shall be in strict accordance with the submitted details of Southern Sheeting PROD-SB1HI HI 30 Box Profile Sheeting, unless an alternative is first agreed in writing with the Local Planning Authority.
**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

3 The detailed layout of the vacuum and wash compressor housing required in connection with the car wash use hereby permitted shall be in strict accordance with the details shown on approved drawing 4167.11A, and no alternative locations for the vacuum or wash compressor shall be used without the prior written approval of the Local Planning Authority.
**Reason:** To protect the amenities of occupiers of nearby premises from unreasonable noise levels and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 24.

4 No sound amplifying equipment shall be installed in the premises, which when operated is audible outside the premises, without the consent of the Local Planning Authority in writing.
**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 Planning Policy Guidance 24.

5 No machinery shall be used at the premises other than portable hand tools.
**Reason:** To ensure a satisfactory form of development and to protect the amenities of occupiers of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 23.

6 The car wash premises hereby permitted shall not open to the public before 0900 hours or remain so open after 1700 hours on any day.
**Reason:** To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 23.

7 No vehicles shall be washed on the site outside the car wash covered area hereby approved.
**Reason:** In the interests of highway safety and the amenities of adjacent residential properties and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 23.

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

Location Plan 1:1250
Block Plan 1:500
4167-11A Elevations and floor plans 1:100 and 1:50
Thorns Young letter reference 4167.11.BT dated 26 January 2012
Thorns Young letter reference 4167.11.BT dated 6 March 2012
Southern Sheeting details PROD-SB1HI - HI 30 Box Profile Sheeting

**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 Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011
Havant Borough Core Strategy 2011

| | |
|---|---|
| CS11 | Protecting and Enhancing the Special Environment and Heritage of Havant Borough |
| CS16 | High Quality Design |
| DM10 | Pollution |
| DM13 | Car and Cycle Parking on Residential Development |
| DM9 | Development in the Coastal Zone |

National Policies

| | |
|---|---|
| PPG24 | (Planning and Noise) |
| PPS 1 | (Delivering Sustainable Development) |
| PPS23 | (Planning and Pollution Control) |

Our Ref: APP/11/01829

The Council considers, having regard to the objectives of these policies and proposals, 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 and appearance of the area, the effect on residential amenity and highway implications. 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.

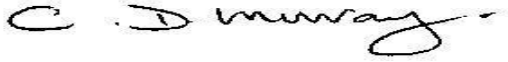
(1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's 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 Civic Offices or by telephoning 023 9244 6015.

(4) Southern Water have advised the following in relation to this application:

*A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH (Tel 01962 858688), or www.southernwater.co.uk The application contains a proposal for vehicle washing facilities. Areas used for vehicle washing should only be connected to the foul sewer after consultation with Southern Water. The applicant is advised to discuss the matter further with Southern Water's Trade Effluent Inspectors. Please see https://www.southernwater.co.uk/BusinessCustomers/wasteServices/tradeEffluent/ for further information. Land uses such as general hardstanding that may be subject to oil/petrol spillages should be drained by means of oil trap gullies or petrol/oil interceptors. Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.*



Mr Chris Murray
Service Manager (Planning Development)

19 March 2012

Our Ref: APP/11/01829