



Havant
BOROUGH COUNCIL

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Mr Wheway
Luken Beck Ltd
30 Carlton Crescent
Southampton
SO15 2EW

For: BBC Pension Trust Limited/Fat Face Ltd

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

Application Number: APP/12/00206

Site Address: 3 Ridgway, Havant, PO9 1JS

Proposal: Extension to existing warehouse and associated parking.

Further to your application received on 24 February 2012, which was valid from 01 March 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 regards 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 shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
Reason: 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 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 The development hereby permitted shall not be commenced unless and until details of measures which will be undertaken to protect the public sewers which cross the site have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.
Reason: To ensure the protection of drainage infrastructure having due regard to policy CS19 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 4 The development hereby permitted shall not be carried out otherwise than in accordance with the following requirements:
1. Ensure that best practice is in place for operating machinery to reduce unnecessary noise;
 2. No Percussive piling or works with heavy machinery shall take place within the waterfowl over-wintering period, 1st October to the 31st March inclusive unless otherwise agreed in writing by the Local Planning Authority. Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries.
 3. Any cutting back of trees, hedges or scrub should avoid the bird breeding season, March to August inclusive, to reduce the likelihood of harm to breeding birds.

Reason: Given the bird sensitivities in the area, the proposed construction is required to be timed and undertaken in a suitable way to minimise disturbance to over wintering and nesting birds having due regard to policy CS11 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 The development shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 7 The development hereby permitted shall not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM rating. The development shall be carried out only in accordance with the details the subject of the assessment.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Design and Access Statement
Location Plan - Plan 1
Site Location Plan Drawing Number 11695/11
Existing ground floor plan and part first floor plan Drawing Number 01
Existing Elevations Drawing Number 02
Proposed ground floor plan and block plan Drawing Number 03 Rev B
Proposed elevations Drawing Number 04 Rev B
Proposed car space allocation Drawing Number 05 Rev B

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

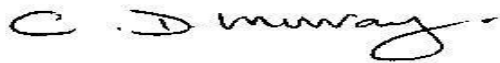
CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS14	Efficient Use of Resources
CS16	High Quality Design
CS17	Concentration and Distribution of Development within the Urban Areas
CS19	Effective Provision of Infrastructure
CS2	Employment
CS20	Transport and Access Strategy
CS21	Developer Requirements
DM10	Pollution
DM11	Planning for More Sustainable Travel
DM12	Mitigating the Impacts of Travel
DM14	Car and Cycle Parking on Development (excluding residential)
DM8	Conservation, Protection and Enhancement of Existing Natural Features

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 economic development, the effect on the character and appearance of the area, the effect on protected sites/species, highway matters, and developer contributions. 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.

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- (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) The applicant is advised that 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](http://www.southernwater.co.uk).
- (5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 5th July 2012 which requires a contribution of £16,928 towards the Hampshire County Council Transport Contribution.



Mr Chris Murray
Service Manager (Planning Development)

25 July 2012