Havant
BOROUGH COUNCIL

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To:
Wyeth Biotech
32 New Lane
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The Town and Country Planning (Development Management Procedure) (England) Order 2010
Grant of Planning Permission

Application Number: APP/10/00955
Site Address: 32 New Lane, Havant, PO9 2NG
Proposal: Construction of new cold storage warehouse facility.

Further to your application received on 29 November 2010, which was valid from 08 December 2010, 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 your application, as supplemented by additional information received on 23 February 2011; 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 5 & 7.

3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within or adjacent to the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

4 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

5 Notwithstanding the provisions of Condition 4, no floodlighting shall be installed without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and visual amenities of the area and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

6 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the buildings or storage areas approved in writing by the Local Planning Authority for that express purpose.
Reason: In the interest of the appearance of the site and the visual amenities of the surrounding area and having due regard to saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

7 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

8 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the east facing elevation without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

9 The building hereby permitted shall be used only for the cold storage of pharmaceutical products together with associated uses and for no other purpose whatsoever.
Reason: In the interests of highway safety and in order to limit traffic generation and having due regard to saved Policies D1, T6 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local

Development Framework, and Planning Policy Guidance 13.

10 The development hereby permitted shall not be commenced until a Construction Traffic Management Plan, including lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway, a programme for construction, a traffic flow system to sperate employee cars and delivery vehicles at the site entrances and a site vehicle management system for use during construction works to prevent delivery vehicles queuing on New Lane has been submitted and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the development is commenced and continue in accordance with the approved details during the construction phase unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of amenity and highway safety and having due regard to saved Policies D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

11 The Travel Plan and related measures set out in Section 5 of the submitted 'Transport Statement and Travel Plan 2010' dated 29 November 2010 shall be implemented prior to the first use of the development hereby permitted, and shall remain in effect throughout the operational life of the building.
Reason: In the interests of the amenities of the area and in order to encourage the use of alternative modes of transport to reduce the dependency on car use and having due regard to saved Policy T6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Planning Policy Statements 1 and 4 and Planning Policy Guidance 13.

12 No noise making equipment (for example refrigeration units, air conditioning, extract ventilation equipment) shall be installed unless and until details of the equipment have been submitted to and approved in writing by the Local Planning Authority. Any approved equipment shall thereafter be installed and maintained in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the occupants of nearby residential properties from noise, vibration and odour nuisance having due regard to saved Policy PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, together with Planning Policy Statement 23 and Planning Policy Guidance 24.

13 Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level or 10dB(A) below if there is a particular tonal quality when measured according to British Standard BS4142-1997 unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the amenities of nearby residents and having due regard to saved Policy PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, together with Planning Policy Guidance 24.

14 If, during development, contamination or potentially contaminating infrastructure (below ground storage tanks) not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an assessment of the contamination, the associated risks, and statement detailing how this unsuspected contamination shall be dealt with.
Reason: To assess and mitigate the risks to both groundwater & human health (construction staff & site end users) from contaminants in, on, or under the ground; having due regard to saved Policies D1 and PC3 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local

Development Framework.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
EMP5	(Maximising Employment)
IMP1	(Financial Contributions)
L6	(Conservation and Protection of Existing Natural Features)
L7	(New Landscape Works)
PC1	(Control of Potentially Polluting Uses)
PC3	(Protection of Water Quality)
PC4	(Light Pollution)
T1	(Proposals to Assist the Development of an Integrated Transport Network)
T10	(Contributions to Off Site Highway Improvements)
T11	(Developer Contributions Towards Green Transport Infrastructure)
T6	(Public Transport, Cycling and Walking New Development)
T7	(Criteria for Access to Development)
T8	(Bus Access and Provision for Cyclists and Pedestrians)
T9	(Provision of Vehicle Parking and Turning Facilities)
UA1	(Concentration of Development within the Urban Areas)
UA3	(Leigh Park Regeneration)

National Policies

PPG13	(Transport)
PPG24	(Planning and Noise)
PPS 1	(Delivering Sustainable Development)
PPS 4	(Planning for Sustainable Economic Growth)
PPS23	(Planning and Pollution Control)
PPS25	(Development and Flood Risk)

The Council considers, having regard to the objectives of these policies, 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 considerations, the nature of development, the effect on the character and appearance of the area, the effect on residential amenity, environmental effects, flood risk issues, highway implications, the adequacy of access. 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) The applicant is advised of the contents of the letter from Hampshire Constabulary dated 24th December 2010 in relation to security (copy enclosed).

(5) The applicant is advised of the consultation response from Hampshire Fire and Rescue dated 30th December 2010 (copy enclosed) in relation to Fire Brigade access requirements.

Julia Potter
Executive Head of Planning and Built Environment

28 February 2011