Havant
BOROUGH COUNCIL

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To:
Mr A Airey
Watkins Wood Surveyors
37 North Street
Emsworth
Hants
PO10 7DA

For: P & I Generators

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00134
Site Address: Unit 8, Dakota Business Park, 14 Downley Road, Havant, PO9 2NJ
Proposal: Remodelling and surfacing of land to south and south east of existing building to provide new storage area, with associated security fencing and gates.

Further to your application received on 10 May 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 09 June 2010; 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 storage area hereby permitted shall be used only for the storage of items that relate to unit 8 to which the area is attached, and for no other purpose whatsoever including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: In the interests of the amenity of the area, parking considerations 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, Planning Policy Statements 1 and 23.

3 The development hereby approved shall be constructed and landscaped strictly in accordance with the details submitted on drawing no. PL02 and in the letter received on the 10th June 2010, prior to the commencement of the use of the area hereby permitted for storage.
All such landscaping shall be maintained to encourage its establishment for a minimum of five years following the contractual completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning authority, seriously damaged or defective within this period shall be replaced before the end of the next planting season, with another of the same species and size in the same position.
Reason: To ensure an appropriate standard of visual amenity and biodiversity in the local area and having due regard to saved Policies D1 and NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 9.

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)
NC5	(Other Features of Nature Conservation Interest)
PC1	(Control of Potentially Polluting Uses)

National Policies

PPS 1	(Delivering Sustainable Development)
PPS 9	(Biodiversity and Geological Conservation)
PPS23	(Planning and Pollution Control)

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 the appropriateness of the design, landscaping effect and the effect on the neighbouring properties. 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.

Mrs J A Batchelor
Head of Development & Technical Services

05 July 2010

Our Ref: APP/10/00134