Havant
BOROUGH COUNCIL

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To:
Mr Best
Blue Sky Planning
Bourne House
475 Godstone Road
Caterham
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CR3 0BL

For: Henderson UK Retail Warehouse Fund

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00585
Site Address: Unit 1, Wellington Retail Park, 2 Hambledon Road, Waterlooville, PO7 7FG
Proposal: Conversion of 1No. retail unit to 2No. retail units. Partial demolition of south elevation to provide 2No. new retail entrances, additional parking and pedestrian walkway. New mezzanine floor and external alterations.

Further to your application received on 28 August 2010 which was valid from 17 September 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.

(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 Notwithstanding the provisions of the Town and Country Planning Use Classes 2005 Order as amended, or any order revoking or re-enacting that Order, the development hereby permitted shall not be used for the sale of food (other than confectionery and pet foods).
Reason: In order to ensure that the vitality and viability of the existing Waterlooville Town Centre is not undermined by the nature of retail uses permitted on this site and having due regard to saved policies D1 and TC1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 4.

3 For a period of 24 months from the date of first occupation of each unit, the development hereby permitted shall not be occupied for trade by any retailer who occupies retail premises within the primary shopping area of Waterlooville Town Centre, as identified in the Waterlooville Town Centre Inset Map of the Havant Borough District Wide Local Plan 1996-2011.
Reason: In order to ensure that the vitality and viability of the existing Waterlooville Town Centre is not undermined by the nature of retail uses permitted on this site and having due regard to saved policies D1 of the Havant Borough District Wide Local Plan 1996-2011 and which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 4.

4 Details including plans, particulars and acoustic performance where required of any proposal relating to the installation of noise making equipment (i.e. refrigeration units, air conditioning, extraction ventilation equipment's) shall be first submitted to and approved in writing by the Local Planning Authority prior to the occupation of the individual units. Development to be undertaken and maintained in accordance with the approved details.
Reason: To protect the occupants of nearby residential properties from noise, vibration and/or dour nuisance 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.

5 Details of the lighting heads (including luminance levels) relating to each individual unit shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of each individual unit. Development to be undertaken and maintained in accordance with the approved details.
Reason: In the interests of the amenity of the retail park 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.

6 The development, hereby permitted, shall be carried out and completed strictly in accordance with the arboricultural impact appraisal and method statement reference -10248-AIA-240810-JB-2-24/08/10 received on 28 August 2010 for which permission is hereby granted or which are subsequently submitted to, and approved by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
Reason: To ensure the protection of nearby trees and having due regard to saved Policies L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

7 The revised parking layout as shown on Drawing No. 1866-101 Rev B (received on 28 August 2010), shall be provided prior to the occupation of the either of shop units and shall be retained permanently in that layout unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that an adequate level of parking is provided and having due regard to saved Policies T9 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.

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)
L6	(Conservation and Protection of Existing Natural Features)
PC1	(Control of Potentially Polluting Uses)
T9	(Provision of Vehicle Parking and Turning Facilities)
TC1	(Hierarchy of Centres)

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 4	(Planning for Sustainable Economic Growth)

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 appropriateness of the design, Retail Policy and Parking provision. 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 should be aware that as part of the site falls outside of the Havant Borough boundary and is within the Winchester City Council boundary, then permission should be sought separately from Winchester City Council for the conversion of Unit 1, Wellington Retail Park. Please contact the planning department of Winchester City Council for further advice.

Julia Potter
Executive Head of Planning and Built Environment

14 December 2010

Our Ref: APP/10/00585