Havant
BOROUGH COUNCIL

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To:
Mr Tutton
Robert Tutton Town Planning Consultants Ltd
23 Romsey Avenue
Fareham
Hants
PO16 9TR

For: Mr Sowton

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00017
Site Address: 39 Aston Road, Waterlooville, PO7 7XF
Proposal: Change of use from Class B1c (light industrial) to Class B2 (car repairs) and provision of roll-shutter door in north east elevation.

Further to your application received on 07 April 2010, which was valid from 08 April 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, 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 development shall not be brought into use until a minimum of 7 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to saved Policy 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.

3 No plant or machinery shall be operated at the premises the subject of the application except between the hours of 0800 and 1800 Monday to Friday and between the hours of 0800 and 1300 on Saturdays, and not at all on Sundays or recognised Public Holidays.
Reason: To minimise the disturbance to neighbouring residential properties 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, and Planning Policy Statement 23.

4 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.

5 Prior to the commencement of the development hereby approved, details of the acoustic performance of the party wall with the adjoining premises, including the materials of which it is formed, its condition and state of repair, and any measures to be taken to ensure that it is adequate to prevent the transmission and escape of noise and fumes to the adjoining premises, shall be submitted to and approved in writing by the Local Planning Authority. Any measures to be taken to upgrade the existing party wall as contained in the details thus approved shall be carried out prior to the commencement of the use of the premises hereby approved, and shall be maintained permanently thereafter.
Reason: To control the risk of any effect from noise and fumes on the occupiers of the adjoining premises, in accordance with saved Policy PC1 of the Havant Borough District Wide Local Plan, which forms part of the Havant Borough Wide Local Development Framework, Planning Policy Statement 23 and Planning Policy Guidance 24.

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)
EMP4	(Industrial Improvement Areas)
EMP6	(Protection of Land and Premises in Employment Use)
EMP7	(Conversion and Change of Use)
PC1	(Control of Potentially Polluting Uses)
T9	(Provision of Vehicle Parking and Turning Facilities)

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 visual impact and the effect on adjacent 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.

(4) The applicant is advised that in order to meet the requirements of Condition 5 they should contact an accredited acoustic consultant (e.g. UKAS accredited) to discuss the party wall and the risk of noise.

Mrs J A Batchelor
Head of Development & Technical Services

03 June 2010