Havant
BOROUGH COUNCIL

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To:
Rob Moorhouse
Nathaniel Lichfield and Partners
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All Saints Street
London
N1 9RL

For: Tesco Stores Ltd

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

Application Number: APP/10/01016
Site Address: 18 The Westbrook Centre, Grassmere Way, Waterlooville, PO7 8SE
Proposal: Construction of replacement retail store (Class A1) with associated works including installation of an automated telling machine, 6No. security bollards, roof level air conditioning and refrigeration condenser units and landscaping.

Further to your application received on 17 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, 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 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 policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

3 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements 1 and 25.

4 There shall be no raising of levels above those shown on Drawing Numbers: SD10372-01 (Received) 17/12/2010 and (P) 203 Rev B (Received 10/2/2011).
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

5 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, DM13 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

6 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 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 policies CS16 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

7 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the 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 when such implementation is in progress.
Reason: In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

8 The building hereby permitted shall not be occupied 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 policies CS16 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

9 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 policy CS16 of the Havant Borough Core Strategy 2011, which forms parts of the Local Development Framework and Planning Policy Statement 23.

10 The building hereby permitted shall not be occupied until:
(i) plans and particulars specifying the provision to be made for a CCTV system around the perimeter of the store have been submitted to and approved in writing by the Local Planning Authority; and
(ii) the approved system has been installed at the premises in accordance with the approved details.
Such CCTV system shall thereafter remain in effect at all times during which the store remains in use.
Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

11 No sound amplifying equipment which is audible outside the premises shall be installed in the premises without the consent, in writing, of the Local Planning Authority.
Reason: To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

12 The open areas of the site shall be kept free from outside display of goods, obstructions, erections or structures, and no trading shall take place from them without the prior written consent of the Local Planning Authority.
Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

13 The open areas at the rear of the building shall be kept free of stored items, refuse and crates or any other storage whatsoever at all times.
Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

14 The premises shall be used only for A1 Retail and for no other purpose whatsoever including any other purposes in Class A of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: To safeguard the amenities of the locality and having due regard to policies CS16 of the Havant Borough Core Strategy 2011 and saved policy TC1 of the Havant Borough District Wide Local Plan 1996-2011, which form part of the Local Development Framework.

15 Prior to the occupation of the premises, a scheme showing the detail and location of safety protection bollards shall be submitted to and agreed in writing by the Local Planning Authority. The premises shall not be occupied prior to the implementation of the approved scheme and all measures forming part of the approved scheme shall be retained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

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 Havant Borough Local Development Framework: and Planning Policy Statements/Guidance -

National Policies

PPS1	(Delivering Sustainable Development)
PPS4	(Planning for Sustainable Economic Growth)
PPG13	(Transport)

Core Strategy Policies

CS4	(Town District and Local Centres)
CS8	(Community Safety)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS21	(Developer Contributions)
DM2	(Protection of Existing Community Facilities and Shops)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development)

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, the effect on the streetscene, the effect on the residential amenity and safety, and highways considerations. 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.

Julia Potter
Executive Head of Planning and Built Environment

10 March 2011