

Mr Subu Nanthakumar  
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**The Town and Country Planning (Development Management Procedure) (England)  
Order 2015**  
**Notification of Decision: Approve with Conditions**

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**Application Number:** APP/25/00950

**Site Address:** Petrol Filling Station, 97 Park Lane, Bedhampton, Havant, PO9 3HQ

**Proposal:** Proposed new screening to existing 2no new jet wash bays (previously approved by APP/24/00502) with lights fixed to screen; and lances above to support hoses. Associated landscaping.

Further to your application received on 17 November 2025 which was valid from 17 November 2025, Havant Borough Council, as Local Planning Authority, **Approve with Conditions** 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 regard to your application; and
- (ii) The following conditions:

**Conditions:**

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| 1 | <p>The hereby approved development shall be completed in full accordance with the approved plans by 30th November 2026 unless otherwise agreed in writing with the Local Planning Authority.</p> <p><b>Reason:</b> To secure the removal and replacement of the existing un-authorised structure in the interests of neighbouring amenity and character of area, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p> |
| 2 | <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>1:1250 Location Plan – Drawing Number 2024 – P35-PLG-50</p> <p>Proposed Block Plan - Drawing Number 2024 – P35-PLG-51</p>                                                                                                                                                                                                                                                                         |

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|   | <p>Jet Wash Plans &amp; Elevations - Drawing Number 2024 – P35-PLG-54</p> <p>Landscaping Plan - Drawing Number 2024 – P35-PLG-54 Rev B</p> <p>Landscape Details – by Bushy Business dated 27 April 2026</p> <p>Noise Impact Assessment by dBX Acoustics Ltd 24019-R01E-SW dated 27/10/2025</p> <p>Noise Impact Covering Letter dated 27/10/2025</p> <p>Lighting Assessment by Bever Innovations EV-External -V2 – ISC20251023</p> <p>CubiQ Wall Mount Light Specifications</p> <p><b>Reason:</b> To ensure provision of a satisfactory development.</p>                                                                                                                                                                                           |
| 3 | <p>The external colour of the hereby approved screen shall be cream to match other cream development and trim on the site so far as practicable, unless otherwise agreed in writing with the Local Planning Authority.</p> <p><b>Reason:</b> In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>                                                                                                                                                                                                                                                                                                             |
| 4 | <p>The hereby approved screen shall be constructed of a material that achieves a minimum mass of 10 kg/m<sup>2</sup> and shall be a minimum of 2.7m high. It shall be retained and maintained in good condition at all times the jet washes are in use.</p> <p><b>Reason:</b> To comply with the approved Noise Impact Assessment (Report Ref 24019-R01E-SW dated 27/10/2025) to protect neighbouring amenity having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>                                                                                                                                                                                   |
| 5 | <p>Within three months of the completion of the hereby approved screen, a BS 4142:2014 noise assessment shall be undertaken by a suitably qualified acoustic consultant to validate that the noise rating level from all operational noise sources associated with the jet wash bays (including but not limited to the jet wash plant, water cascading onto vehicles, and any ancillary equipment) does not exceed the following predicted levels at the identified receptors:</p> <ul style="list-style-type: none"> <li>• 95 Park Lane: 49dB between 08:00hrs - 11:00hrs, 52dB between 11:00hrs - 19:00hrs, 49dB between 19:00hrs - 22:00hrs</li> <li>• 116-118 Park Lane: 46dB between 08:00hrs - 11:00hrs, 49dB between 11:00hrs -</li> </ul> |

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|   | <p>19:00hrs, 46dB between 19:00hrs - 22:00hrs</p> <p>The assessment shall:</p> <ul style="list-style-type: none"> <li>• Be carried out under representative operating conditions (both bays in use, typical wash cycles).</li> <li>• Include measurement and calculation in accordance with BS 4142:2014.</li> <li>• Be submitted to and approved in writing by the Local Planning Authority.</li> </ul> <p>If the assessment identifies non-compliance, additional mitigation measures shall be submitted to and agreed with the LPA and subsequently implemented to an agreed timetable to ensure the predicted levels are achieved. All mitigation measures shall be retained thereafter.</p> <p><b>Reason:</b> to comply with the approved Noise Impact Assessment (Report Ref 24019-R01E-SW dated 27/10/2025) to protect neighbouring amenity having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>   |
| 6 | <p>Only the 6 hereby approved CubiQ Wall Mount Downlighters shall be installed on the hereby approved development and these shall be installed, operated, and maintained in full accordance with the details and specifications set out in the submitted Lighting Assessment prepared by CProject Ltd (Park Lane Service Station EV – External – V2, dated 31/10/2025). No alterations to the approved lighting design, including luminaire type, positioning, orientation, and control settings, shall take place without the prior written approval of the Local Planning Authority. The lighting shall be designed and managed to ensure that light spill and glare are minimized and that illuminance levels do not exceed those demonstrated in the approved assessment.</p> <p><b>Reason:</b> To protect the amenity of neighbouring residents having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p> |

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| 7 | <p>The landscaping works shown on the approved plans, Drawing Number 2024 – P35-PLG-54 Rev B as supplemented by Landscape Details by Bushy Business dated 27 April 2026, shall be carried out in accordance with the approved details by 30<sup>th</sup> November 2026. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.</p> <p><b>Reason:</b> To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p> |
| 8 | <p>The jet washes on site shall only be used between 0800 hrs to 2200 hrs Monday to Saturday and 0830 hrs to 2100 hrs Sundays and Bank Holidays.</p> <p><b>Reason:</b> To protect the amenities of adjacent residential properties and having due regard to policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 9 | <p>At all times during which the development hereby approved is being constructed, the 3 X Plane trees subject to TPO number 2153 shall be enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.</p> <p><b>Reason:</b> To safeguard the continued health and presence of the TPO'd trees and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>                                                             |

#### Informatives:

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| 1 | <p>In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> |
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|  | <p>In this instance:</p> <p>You sought and were provided with pre-application advice;</p> <p>You were updated about issues and amended and additional information requested and forthcoming, making your proposal acceptable.</p> |
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**Other Important Information:**

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| 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 6571. |
| 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 <a href="http://www.planningportal.co.uk">www.planningportal.co.uk</a>                                                                                        |
| 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 Plaza or by telephoning 023 9244 6015.                                                                            |

***Paul Barton***

Paul Barton

Interim Head of Planning

Havant Borough Council  
29 May 2026

**PLEASE NOTE THE FOLLOWING IMPORTANT INFORMATION TO BE READ  
ALONGSIDE YOUR NOTIFICATION OF DECISION**

**1: APPEAL INFORMATION**

**NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY  
REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS**

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

**Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision-for-householder-applications>; <https://www.gov.uk/appeal-planning-decision-for-full-applications>; <https://www.gov.uk/planning-inspectorate> for anything else.**

- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

## **2: BUILDING CONTROL**

### **IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS**

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on: 023 9244 6571

## **3: FURTHER INFORMATION FOR APPLICATIONS RELATING TO NEW VEHICULAR ACCESS/DROPPED KERBS**

If your application includes a dropped kerb, please visit Hampshire County Council's guidance here: <https://www.hants.gov.uk/transport/parking/droppedkerbs>

This page provides essential information for residents, explaining that planning permission and dropped kerb consent are two separate requirements. While planning permission may be granted by the local planning authority, dropped kerb consent must still be obtained from Hampshire County Council, as they are responsible for managing access to the public highway.

It is particularly important to highlight that for applications involving classified roads (A, B, and C roads), applicants must provide evidence of planning permission as part of their dropped kerb application. This ensures that all necessary safety, traffic, and infrastructure considerations are properly addressed.

## **4: SOUTHERN GAS ADVISORY NOTE**

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.

Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.

Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linesearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk)

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work <https://www.sgn.co.uk/damage-prevention>

Further information can also be found here <https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.