

Mr Jupp
Stephen Jupp MRTPI
Sally Field Lodge
Rotten Row
Sidlesham
Chichester
PO20 7QB

For: Mr Newell

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Grant of Planning Permission

Application Number: APP/19/00785

Site Address: Meadow Farm Nursery, Woodgaston Lane, Hayling Island, PO11 0RL

Proposal: Re-siting of scaffold yard approved under planning permission APP/18/01263.

Further to your application received on 06 August 2019, which was valid from 30 August 2019, 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 regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The re-sited scaffold yard hereby approved shall not be open for business, receipt or dispatch of vehicles/equipment excepting between the following hours:
Monday to Saturday between 7:30 hours and 16:00 hours.
There shall be no working on Sundays and Bank Holidays.
Reason: In the interests of the amenities of residential properties beyond the site, to mitigate noise emanating from the site and having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 2 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall only be used as for storage and distribution of:
Vehicles and equipment relating to Scaffolding.
and for no other purposes within Class B8 of the above Use Classes Order unless otherwise agreed in writing by the Local Planning Authority.
In addition, no retail trade shall take place at the site.
Reason: To accord with the terms of the application in the interests of limiting vehicle movements and noise to nearby residents and to prevent unacceptable impacts on local roads having due regard to policies CS16, CS20 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The re-sited scaffold yard hereby approved shall be carried out, operated and maintained thereafter in accordance with the details contained within the supporting letter from Mr Stephen Jupp dated 2 August 2019 unless otherwise agreed in writing by the Local Planning Authority.
The letter sets out details in particular in relation to the following matters:
- Storage
- Vehicles / vehicle movements
- One single lorry to be used for the scaffolding business
- Use
- Employment
Reason: To accord with the terms of the application in the interests of sustainability, limiting vehicle movements and noise to nearby residents and to prevent unacceptable impacts on local roads having due regard to policies CS16, CS20 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include: location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.
Reason: To protect the occupants of nearby residential properties from light disturbance / pollution and in the interests of preventing impacts on wildlife having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 This permission shall enure for the benefit of Mr P Newell only whilst resident at Meadow Farm Nursery, Hayling Island and the use hereby permitted shall be discontinued on the date when Mr P Newell ceases to occupy the property.
Reason: In the interests of the amenities of the locality and sustainability having due regard to policies CS2, CS16 and CS17 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.
- 6 The area of land vacated as a result of the re-siting of the scaffold yard shall revert to agricultural commercial nursery use in association with the existing business only and not used for any other purpose unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and sustainability having due regard to policies DM12, CS20, CS16 and CS17 of the Havant Borough Core

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 1C Location plan
Drg no. 2C Block plan
Supporting letter from Mr Stephen Jupp dated 2 August 2019
Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (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 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 Plaza or by telephoning 023 9244 6015.
- (4) 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:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,In this instance:
 - Your application was acceptable as submitted and no further assistance was required.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

23 October 2019

