

Mr Croft
Willis & Co. (Town Planning) Ltd
30 The Causeway
Chippenham
SN15 3DB

For: Mr North

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

Application Number: APP/18/01228

Site Address: Stoke Farm, Northwood Lane, Hayling Island, PO11 0LR

Proposal: Change of use to a mixed use of agricultural and logging/timber business with timber processing taking place in north west corner of site only (revised application).

Further to your application received on 26 November 2018 (which was valid from 13 December 2018) 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 development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 This permission shall enure for the benefit of Mr Graham Alan North only and no other person shall undertake any process in connection with the hereby approved Class B2 logging use, and the use hereby permitted shall be discontinued on the date when Mr Graham Alan North ceases to operate the logging business.
Reason: To limit the scale of the business in the interest of the quiet amenity of neighbouring residents, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The B2 logging use hereby permitted shall be only carried out in full accordance with the following approved plans and shall not take place outside the areas shown on the approved block plan :

Location Plan Drawing No SC/North/01 Rev 1

Block Plan Drawing No SC/North/02 Rev 1 on Council's website dated 19 February 2019

Tree Plan Drawing No SC/North/02 Rev 2 on Council's website dated 05 March 2019

Reason: - To ensure provision of a satisfactory development.

- 4 The works associated with the processing of logs on the site (including delivery of raw wood, stacking, use of hand held chain saw, firewood processor and conveyor powered by the tractor and use of tractor and bucket to move split logs onto delivery vehicle) shall only take place between Monday to Friday: 09.00 to 17.00 and Saturday: 09.00 to 13.00 with no operations taking place on any Sunday or Bank / Public Holiday.

Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 There shall be no more than 20 deliveries of raw logs to the site per year (1st June to 31st May) and each delivery shall not exceed 30 tonnes. The invoices shall be kept available for inspection by the Local Planning Authority upon request in order to verify compliance.

Reason: To limit the scale of the business in the interest of the quiet amenity of neighbouring residents, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The existing hedge on the eastern boundary of the site shall be retained at all times at a minimum height of 3m.

Reason: To provide noise mitigation to protect the amenities of the occupiers of the adjacent residential property and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Notwithstanding the hereby approved Block Plan and Tree Plan, the RSJ's shown to protect the eastern boundary shall not be inserted into the ground at any time and shall remain as free-standing structures that shall not exceed 3m in height.

Reason: To protect the health of the adjacent TPO'd tree and in the interests of the visual amenity of the occupier of the adjacent residential property, having due regard to policies CS16, DM8 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 An Arboricultural Method Statement and detailed plan for the no dig surfacing to be used on the area encroaching beyond the existing concrete hard surfaced area shall be submitted to and approved by the Local Planning Authority within one month of the date of this permission. The approved details shall thereafter be implemented in full and in accordance with the approved details before the area is first used for storage.

Reason: To safeguard the continued health of the TPO'd tree having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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.
- (1) You are advised that irrespective of the Planning decision, any future emission of noise from commercial / industrial activities on the site, will need to conform to the general requirement of the Environmental Protection Act 1990 (as amended) not to cause statutory public, or private, nuisance. This office also reserves the right, as part of any future nuisance investigation, to impose additional mitigation measures, should it be deemed necessary to prevent noise impact on nearby residential receptors.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

20 May 2019