



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr R Warmington
Canford Cliffs Architects
28 Haven Road
Canford Cliffs
Poole
Dorset
BH13 7LP

For: Marina Developments Ltd

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

Application Number: APP/18/00783

Site Address: Northney Marina, Northney Road, Hayling Island

Proposal: Single storey side extension to existing marina services building.

Further to your application received on 06 August 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Plans + Elevations Drawing Number 1
Site Car Parking Drawing Number 2
Design and Access Statement RW/PE/2892-4 August 2018
Flood Risk Assessment
Accommodation Use and Occupancy RW/PE/2892-11 Rev A December 2018
Marina Car Parking RW/PE/2892-10 October 2018

Reason: - To ensure provision of a satisfactory development.

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- 3 The development hereby permitted shall be used solely for marine related uses as set out below and for no other purpose without agreement in writing by the Local Planning Authority:

(a) Boat Sales/Brokerage

- Boat Sales, Charter/Rental and Agency Management
- Insurance/Finance services
- Boat Servicing/Valeting

(b) Instruction

- Specialist training, Sailing Schools
- Marine Inspection/Surveying and Marina Safety generally, including related equipment provision and maintenance

(c) Boat Owner Services

- General Chandlery supplies including clothing
- Specialist services installations
- Boat transfer/handling and maintenance management
- Specialist operatives (e.g. Communications/Navigation) without workshop requirements

Reason: To ensure that uses are compatible with and complementary to the existing use of the site and to prevent unsustainable non-marine uses at the site having due regard to policies CS17, CS20 and DM9 of Havant Borough Local Plan 2011 and the National Planning Policy Framework.

- 4 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive).

Reason: To protect the habitats of the adjacent SPA, SSSI and Ramsar in accordance with the Habitats Regulations, National Planning Policy Framework, and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.

- 5 Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise noise, vibration and visual disturbance, the creation and impact of dust, run off into the harbour and waste disposal resulting from the site preparation, groundwork and construction phase of the development. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To protect the habitats of the adjacent SPA, SSSI and Ramsar in accordance with the Habitats Regulations, National Planning Policy Framework, and Policy CS11 of the Havant Borough Local Plan (Core Strategy) March 2011.

- 6 The development hereby permitted shall not be brought into use unless and until details of refuse storage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the site is adequately serviced for waste having due regard to policies CS16 and DM10 of the Havant Borough Local Plan 2018.

- 7 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: 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.

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:

- You were updated about issues after the initial site visit.

- (5) The applicant is advised in relation to Condition ### that the CEMP should address the following impacts:
 - . Storage of construction materials/chemicals and equipment;
 - . Dust suppression
 - . Chemical and/or fuel run-off from construction into nearby harbour
 - . Waste disposal
 - . Noise and vibrational impacts

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. Visual screening (for SPA birds).

Further details are contained in Natural England's letter dated 6th September 2018 which can be viewed on the Council's Website via the following address:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_244189

- (6) The applicant is advised that concerns have been raised by berth holders in relation to the construction phase of the development and impacts on car parking and is advised to discuss the proposed works with berth holders and manage the impacts during development.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

04 January 2019