



Havant
BOROUGH COUNCIL

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Mr Geary
55 Bath Road
Emsworth
PO10 7ES

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

Application Number: APP/17/01092

Site Address: Emsworth Sailing Club, 55 Bath Road, Emsworth, PO10 7ES

Proposal: Installation of wooden stakes as part of an erosion plan to protect the main slipway at Emsworth Sailing Club and prevent further erosion of mudland.

Further to your application received on 06 October 2017, which was valid from 30 October 2017, 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:

OS location plan
Proposed erosion control plan SK16123-1

Reason: - To ensure provision of a satisfactory development.
- 3 All equipment, temporary structures, waste and or debris associated with the development shall be removed upon completion of the works.
Reason: To minimise the impacts to the marine environment and other users of the sea/seabed and having due regard to policies CS11, CS12, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 4 Only coatings and treatments that are suitable and approved for use in a marine environment shall be used. All reasonable precautions shall be undertaken to ensure that the activity is undertaken in accordance with the approved details.
Reason: To ensure hazardous chemicals that may be toxic, persistent or bio-accumulative are not released into the marine environment and having due regard to policies CS11, CS12, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development shall be carried out in accordance with the recommendations set out in Para. 6.1 of the Ecological Report including the timing of works to be carried out outside the overwintering bird period of October to March inclusive.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS12, CS16 and DM9 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 186 and 187 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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) Due to the presence of the nearby West Brook (Tidal) main river, this development require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any activity within 8m of the top of the bank of a designated main river. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted.

Further details and guidance are available at:
<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

21 December 2017