



Havant
BOROUGH COUNCIL

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For: Mr J Pike

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Prior Approval is Required and Hereby Given

Application Number: APP/18/01090

Site Address: Northney Farm, St Peters Road, Hayling Island

Proposal: Change of use of agricultural building to a dwellinghouse (class C3) and for associated operational development subject to prior approval.

Further to your application received on 24 October 2018, which was valid from 02 November 2018 Havant Borough Council, as Local Planning Authority **Grants Prior Approval** 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 hereby permitted shall be carried out in accordance with the following approved plans:

Supporting Statement October 2018

Proposed Details Ground, First, Roof and Site Plans Drawing Number 17-1181 - PL 03 Rev C

Proposed Details Elevations & Sections Drawing Number 17-1181 - PL 04 Rev C

Reason: - To ensure provision of a satisfactory development.

- 2 Prior to the commencement of development hereby approved (other than any site clearance partial demolition and consequential works for the purpose of ensuring structural stability), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

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The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) Site investigation appropriate to both the previous & approved use of the site, to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial & / or risk mitigation options, having due regard to sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, to include consideration of contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework. Contamination may be present at the site as a result of both previous & current land uses (& / or activities) that could pose a risk to future site occupiers.

- 3 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 2 shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met.

Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan").

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations)[2014 and the National Planning Policy Framework. Contamination may be present at the site as a result of both previous & current land uses (& / or activities) that could pose a risk to future site occupiers.

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

Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site).

Reason: In order to prevent disturbance to protected species having due regard to

- 5 The occupation of the dwelling hereby permitted shall be limited to persons working or last working in the locality in agriculture or a widow or widower of such person and to any resident dependants.

Reason: The proximity of the dwellings to existing agricultural buildings including those housing livestock would create residential amenity concerns for future occupants unless occupancy is controlled by condition having due regard to policies CS16 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality, future residents and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

9 The dwelling hereby permitted shall not be occupied unless and until the following has been submitted to and approved in writing by the Local Planning Authority:

- In relation to the existing Hay Barn located to the east of the proposed residential property details of measures to show how the barn doors shown on Drawing No. 17-1181 - PL 03 Rev C and annotated to 'remain closed' will be secured and remain closed (except in an emergency).

The door shall thereafter remain closed and be secured in accordance with the approved details (excepting in an emergency) unless otherwise agreed in writing by the Local Planning authority.

Reason: In the interests of the residential amenities of the residents of the dwelling having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

10 The rooflights hereby approved shall be conservation type fitted flush with the existing roof slopes.

Reason: To accord with the terms of the application and to ensure that the character and appearance of the building is respected having due regard to policies CS11 and CS16 of 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) This permission was subject to a contribution of £806.45 towards the Solent Recreation Mitigation Strategy, in accordance with Policy DM24 of the Allocations Plan.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

14 December 2018