



**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](http://www.havant.gov.uk)

Mr P Hunt  
Hayling Island Donkey Sanctuary  
13 Elm Close  
Hayling Island  
PO11 9AT

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

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**Application Number:** APP/18/00440

**Site Address:** Hayling Island Donkey Sanctuary, Mill Rythe Lane, Hayling Island

**Proposal:** Retrospective change of use from animal grazing land to donkey sanctuary; proposed sub-division to smaller paddocks, with paddock 1 providing overflow parking; provision of visitor centre cabin and toilet facilities; replacement and additional animal shelters and storage containers; extension of hard surfacing and enlargement of parking area.

Further to your application received on 26 April 2018, which was valid from 12 October 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 hereby permitted shall be carried out in accordance with the following approved plans:

Site Management Plan dated December 2018  
Design and Access Statement dated June 2018  
1:1250 Site Location Plan  
Proposed Site Layout Drawing Number HIDS\_2018\_002 Rev F

**Reason:** - To ensure provision of a satisfactory development.

- 2 The site shall have a maximum of 30 donkeys at any one time.

**Reason:** To avoid an over-intensive use of the site and adverse impact on the health and wellbeing of the donkeys and increased highway impacts, having due regard to policies CS11, CS16, and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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- 3 The two existing metal storage containers on the site shall be clad in timber and dark stained, with their front doors painted a dark colour to match, by 30th June 2019. Thereafter they shall be maintained as such.

**Reason:** To adequately screen and improve the appearance of the storage containers having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The new hedge screen shown on the hereby approved plan to screen the muck heap shall be planted with a mix of Hawthorn *Crataegus monogyna*, Blackthorn *Prunus spinosa*, Field Maple *Acer Campestre*, Holly *Ilex aquifolium*, Hazel *Corylus avellana* in two staggered rows at 500mm centres, by 30th June 2019. All plants shall be 1m high minimum in 5L pots or bare root. Any shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

**Reason:** To provide screening to the muck heap to ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The existing trees and hedgerows along the eastern, southern and western boundaries of the site shall be retained at all times.

**Reason:** To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 6 Prior to the installation of any permanent external lighting on the site, the details of such external lighting shall first be submitted to and agreed in writing by the Local Planning Authority. The details shall include siting, height and design of mounts and lamps with illumination levels details. There shall be no permanent external lighting on the site other than as thereby approved.

**Reason:** To safeguard the amenities of the locality and landscape having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

#### **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](http://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 sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit, amended plans and additional information requested and forthcoming, making your proposal acceptable.

**Simon Jenkins**

Simon Jenkins  
Head of Planning (East Hampshire and Havant)

14 December 2018