



Havant
BOROUGH COUNCIL

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South Hayling United Reformed Church
Hollow Lane
Hayling Island
PO11 9EY

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

Application Number: APP/18/00699

Site Address: Land rear of South Hayling United Reformed Church, Hollow Lane, Hayling Island, PO11 9EY

Proposal: Erection of temporary steel fabricated building with cladding for use as Mens Shed

Further to your application received on 06 July 2018 (which was valid from 19 July 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:

Elevation Plan: Drawing No 5A
Location Plan: Drawing No 3
Site Plan: Drawing No 2
Proposed Floor Plan: Drawing No 4

Reason: - To ensure provision of a satisfactory development.

- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans unless otherwise agreed in writing by the Local Planning Authority.

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.

- 3 This permission shall be for a limited period expiring on 1st November 2021, on or before which date the use of the mens shed for the operation of a hobby / meeting place within the curtilage of the South Hayling United Reformed Church shall be discontinued permanently, the building removed and the site restored to its previous condition unless the prior consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: To enable the Local Planning Authority to assess over a period of time the impact of the proposed use on the residential amenities of nearby residents and the visual appearance and maintenance of the building and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2018.

- 4 The use of the mens shed for the purpose of a hobby / meeting room for basic construction shall only operate between Monday to Saturday between 1000 and 1600 hours and not at any other time unless otherwise agreed in writing by the Local Planning Authority.

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

- 5 There shall be a maximum of 15 people at any one time using the mens shed in accordance with the days and hours of use as set out in condition 4 unless otherwise agreed in writing by the Local Planning Authority.

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

- 6 Prior to the men's shed hereby permitted being brought into use a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be a live document and shall include:

- Details of any noise making equipment and/ or tools to be used as part of the men's shed activities;
- Measures to mitigate any potential impacts on nearby residential properties.

The approved details shall be implemented prior to the building being brought into use. The use shall thereafter be carried out in accordance with the approved noise management plan.

Reason: To ensure the residential amenity of the neighbouring properties is not unacceptably impacted upon by noise from the proposed use and having due regard to policies CS16 and DM10 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) 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,
 - Your application was acceptable as submitted and no further assistance was required.
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- (2) The use of a mens shed with associated domestic equipment and tools should be such as to ensure that any noise which is audible at the site boundary does not cause nuisance to the occupants of any nearby properties. This is to protect the users from potentially breaching current Environmental Health Legislation.

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

05 October 2018