

To:
Mrs S Dimmock
Harrington Design Ltd
Unit 1 Broadbridge Business Centre
Dellinglane, Bosham
Chichester
West Sussex
PO188NF

For: Hayling Island Sailing Club

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: 04/52990/014

Site Address: Land@Sandy Point Hospital, Sandy Point, Hayling Island, Hants

Proposal: Change of use from derelict rough ground to shingle covered overflow parking for Hayling Island Sailing Club.

Further to your application received on 04 June 2004 which was valid from 30 June 2004 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 your application, as supplemented by additional information received on 14 October 2004 and;
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date on which this planning permission was granted.
Reason: To comply with Section 91 of the Town & Country Planning Act 1990.
- 2 This permission shall enure for the benefit of Hayling Island Sailing Club only and shall not enure for the benefit of the land and the use hereby permitted shall be discontinued on the date when Hayling Island Sailing Club cease(s) to occupy the land.

Reason: The particular management proposals put forward by the Hayling Island Sailing Club satisfy the Local Planning Authority that the car park will be regulated and maintained in such a way that will minimise the impact upon the visual and ecological features of the area and the amenities of occupiers of adjacent residential properties and having due regard to policies and proposals UB3, C1 and C5 of the Hampshire County Structure Plan 1996-2011 (Review) and C1, GDD1, C22 and C25 of the Havant Borough Local Plan 1994.

- 3 Before development commences details of an earth bund to be created along the eastern boundary of the site shall be submitted to, and approved in writing by the Local Planning Authority. The submitted details shall demonstrate the resultant profile of the bund in section form and show the bund achieving a total height of 1.25m. This bund shall be created prior to the car park being brought into use.

Reason: In the interests of the visual amenities of the area, including the coast and harbour and having due regard to policies and proposals UB3, C1, C5 and E7 of the Hampshire County Structure Plan 1996-2011 (Review) and C1, GDD1 and C22 of the Havant Borough Local Plan 1994.

- 4 Notwithstanding the details shown on the approved layout plan with respect to the southern boundary of the site, the landscaping strip along the length of the southern boundary since marked A-B on the layout plan shall be a minimum of 2.5 deep and shall be contained entirely within the application site boundaries.

Reason: In the interests of the visual amenities of the area, including the coast and harbour and having due regard to policies and proposals C1, C5, E7 and E8 of the Hampshire County Structure Plan 1996-2011 (Review) and C1, GDD1 and C22 of the Havant Borough Local Plan 1994.

- 5 A detailed soft landscaping scheme for all the areas since hatched on the approved layout plan shall be submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall specify the distribution, numbers, planting sizes and species of the proposed plants together with protective fencing/screening measures. The landscaping scheme subsequently approved shall be fully implemented prior to the car park being brought into use. Any tree or shrub planted as part of such approved landscaping scheme which dies or is otherwise removed shall be replaced with another of the same species and size during the first available planting season.

Reason: In the interests of the visual amenities of the surrounding area, including the coast and harbour and having due regard to policies and proposals C1, C5, E7 and E8 of the Hampshire County Structure Plan 1996-2011 (Review) and C1, GDD1 and C22 of the Havant Borough Local Plan 1994.

- 6 The finished surface treatment of the car park shall adhere to those details set out in paragraph 3 of Appendix B of the Supporting Document (received on 30 June 2004) which formed part of the application submission.

Reason: In the interests of visual and ecological features of the area and having due regard to policies and proposals C1 and C5 of the Hampshire County Structure Plan 1996-2011 (Review) and C1, GDD1 and C22 of the Havant Borough Local Plan 1994.

- 7 Details of the appearance, materials, size and design of the proposed access gate and replacement boundary fencing along the north-eastern boundary of the site shall be submitted to, and approved in detail by the Local Planning Authority prior to any works hereby permitted commencing. All such approved details shall be fully implemented prior to the car park being brought into use.

Reason: In the interests of the visual amenities of the area and having due regard to policies and proposals UB3, C1 and C5 of the Hampshire County Structure Plan 1996-2011 (Review) and C1, GDD1 and C22 of the Havant Borough Local Plan 1994.

- 8 This permission insofar as it relates to overnight parking of vehicles is for a limited period only expiring on 31 October 2006, on or before which date the use of the car park for overnight parking (i.e. between 2130-0700 hours) shall be discontinued permanently unless the prior written consent of the Local Planning Authority has been obtained for a further period. At no time shall any vehicles within the car park be moved between the hours of 2130-0700.

Reason: In order that the impact of overnight parking on the occupiers of the nearby residential properties can be properly assessed and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and GDD1 of the Havant Borough Local Plan 1994.

- 9 Notwithstanding the details shown on the submitted layout plan, no trees shall be removed unless agreed in writing with the Local Planning Authority and those that are agreed to be retained shall be protected by fencing along a line to be agreed in writing by the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 paragraph 7.5 – 8.3.2:

Minimum 1.2 metre high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting cleft chestnut pale fencing in accordance with BS 1722 : Part 1.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

1. **Reason:** To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies and proposals C1, C5, E7 and E8 of the Hampshire County Structure Plan 1996-2011 (Review) and C1, GDD1 and C22 of the Havant Borough Local Plan 1994.

- 10 In the event that the levelling process involves any below ground level works, disturbance or excavation, no development shall commence until a specification of arrangements has been submitted to, and agreed in writing by, the Local Planning Authority. The arrangements should take the form of an archeological watching brief by an approved archaeologist organisation such as to afford that person or organisation access to the site throughout the period of relevant works for the purpose of recording, conserving and/or removing any archaeological remains which may be encountered on the site during that period. All measures forming part of the approved specification shall be fully adhered to.

Reason: To safeguard the potential archaeological interest of the site and having due regard to policies and proposals E14 of the Hampshire County Structure Plan 1996-2011 (Review) and E7 of the Havant Borough Local Plan 1994.

- 11 At no time shall: (1) any form of lighting/floodlighting be installed, erected or operated within the site; (2) any vehicle parked within the site be used for overnight sleeping accommodation, nor shall any camping take place within the site; (3) any boats, trailers or any other associated equipment or vehicles be stored or maintained within the site.

Reason: In the interest of the visual and ecological features and character of the area and the amenities of occupiers of nearby residential properties and having due regard to policies and proposals C1 and C5 of the Hampshire County Structure Plan 1996-2011 (Review) and C1, GDD1, C22 and C25 of the Havant Borough Local Plan 1994.

- 12 The access linking Seafarers Walk with the application site shall only be used as an emergency exit and shall on no account be used as a regular access/egress point.

Reason: In the interests of the amenities of the occupiers of residential properties within Seafarers Walk and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and GDD1 of the Havant Borough Local Plan 1994.

Other Important Information:

In reaching its decision the Council has had regard to the policies and proposals :-

Hampshire County Structure Plan 1996-2011 (Review)

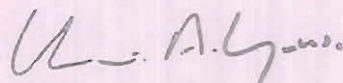
C1	Rural Hampshire
C4	Rural Hampshire
C5	Rural Hampshire
E14	Archaeology
E6	Landscape
E7	Landscape
E8	Landscape
R1	Recreation, Sport and Tourism
R3	Recreation, Sport and Tourism
T2	Transport
UB3	Urban Regeneration

Havant Borough Local Plan 1994

C1	Countryside Protection, Including The Open Coast
C11	Countryside And Coastal Recreation
C22	Chichester Harbour: Landscape And Ecology
C25	Sites Of Importance To Nature Conservation
C26	Countryside Heritage Sites
E7	Archaeological Remains: Investigation And Recording
GDD1	General Development Control Policy

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the principle of overflow car park; the visual effect upon the surrounding area; the ecological effect upon the site and the surrounding area; and the effect upon the amenities of occupiers of the adjacent residential properties. Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Department for Transport Local Government and the Regions, 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.
- (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 Directorate of Environmental Services at the Civic Offices or by telephoning 023 9244 6015.



Mrs J A Batchelor
Head of Planning and Development

26 October 2004