



Havant
BOROUGH COUNCIL

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For: Marina Developments Ltd

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

Application Number: APP/17/01218

Site Address: Boat Services Building, Northney Marina, Northney Road, Hayling Island

Proposal: Temporary variation of condition as currently amended under APP/14/01256,
valid for further 3 year period from 01/02/2018.

Further to your application received on 16 November 2017 (which was valid from 16 November 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 Except with the prior written approval of the Local Planning Authority to the contrary and notwithstanding the provisions of any Town and Country Planning General Permitted Development or Use Classes Order, the subject building (i.e. the building specified in Condition 22 of Planning Permission 97/51153/025), shall be used in the period up to 1st February 2021 only for the warehousing and distribution of marine equipment and/or the construction, repair and servicing of boats and components of boats and for purposes wholly ancillary thereto. It shall not be used for any other purpose during that same period.
Reason: To safeguard against unjustified and inappropriate non-maritime related commercial usage of the building, to the detriment of the surrounding environmentally sensitive rural and coastal area, and having due regard to Policies CS2 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.
- 2 Except with the prior written approval of the Local Planning Authority to the contrary and notwithstanding the provisions of any Town and Country Planning General Permitted Development or Use Classes Order, the subject building shall be used in the period following 1 February 2021 only for the construction, repair and servicing of boats and for purposes wholly ancillary thereto.

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Reason: To enhance the potential for long term usage of the building for the purpose for which it was originally erected, and thereby to safeguard against unjustified and inappropriate additional building development for that same purpose in the visually and environmentally sensitive rural and coastal locality, and having due regard to Policies CS2 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

- 3 The subject building shall not be used at any time for undertaking retail sales of marine equipment or any other goods without the prior written approval of the Local Planning Authority.

Reason: In the interests of highway safety and having due regard to Policies CS2 and CS12 Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning Statement dated November 2017
Site Plan Drawing No.30

Reason: - To ensure provision of a satisfactory development.

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/pes.
- (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 Development Control 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:

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- Your application was acceptable as submitted and no further assistance was required.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

11 January 2018