



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

Carol Letten

For: Mr M Baker

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

Application Number: APP/17/01013

Site Address: Land adjacent to Lifeboat Station, Bracklesham Road, Hayling Island

Proposal: Variation of Conditions 8 & 11 of Planning Permission 04/52990/014 to enable use of HISC overflow car park for overnight parking for up to 28 days and nights per year for cars, boats and trailers.

Further to your application received on 12 September 2017 (which was valid from 25 September 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 The site shall not be used for over night parking of vehicles until a Management Plan setting out how the activities on the site will be supervised by the HISC, including the measures for dealing with the control of the access to prevent obstruction, rubbish, security and use during storm events. . The Management Plan shall subsequently be implemented in accordance with the approved details.
Reason: To safeguard the amenities of the locality 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.
- 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: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The site shall not be used for overnight parking of vehicles, trailers or boats until

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further details of the means of enclosure as it relates to the earth bank have been submitted to and approved in writing by the Local Planning Authority and the works have been carried out in accordance with the approved details. The structures/enclosure shall thereafter be retained in accordance with the approved details.

Reason: To safeguard the amenities of the locality 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.

- 4 The landscaping, car park surfacing, access gate and boundary treatment, unless otherwise agreed under condition 4, shall be maintained in accordance with the details approved under conditions 6, and 7 of planning permission 04/52990/014.

Reason: In the interests of visual and ecological features 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.

- 5 This permission insofar as it relates to overnight parking of vehicles including trailers and boats is for a limited period only expiring on 28 February 2020, 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 further assessed and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 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 repaired 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 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 policy CS16 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.
- () 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:

- You were updated about issues after the initial site visit,

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

14 February 2018