



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

Mr Mitch Webb
Hayling Island Sailing Club
Hayling Island Sailing Club
Sandy Point
Hayling Island PO11 9SL

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

Application Number: APP/17/00178

Site Address: Hayling Island Sailing Club, Sandy Point, Hayling Island

Proposal: Erection of 2no. pontoon locating piles, repositioning of 2no. existing pontoon locating piles and extend pontoon 10m northwards.

Further to your application received on 16 February 2017, which was valid from 14 March 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 development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Site Plan - P1
Block Plan - P2
Aerial photo site plan SDN001
Aerial comparison - SDN002
Visual presentation - SDN003
Side elevation - SDN005
General design drawing - SDN004
Change in beach elevation - SDN006

Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/17/00178

- 3 Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of all measures to protect features associated with the adjacent nationally- and internationally-designated nature conservation sites, and unless otherwise agreed in writing with the Local Planning Authority shall make provision for works to be carried out from the landward side to minimise disturbance to the designated sites and surrounding habitats. The CEMP shall also include details of measures to survey for and protect nesting birds (to be conducted by a suitably-qualified person) and details of measures to avoid pollution of the marine environment. Development shall proceed in strict accordance with the approved CEMP.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, the NERC Act (2006), National Planning Policy Framework and with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 Prior to any works commencing, a detailed piling method statement shall be submitted to and approved in writing by the Local Planning Authority. This method statement shall include:

- Proposed piling method including justification for this method over other methods with lower risks
- Full details of the proposed piles including size and depth, construction methods and access to install the piles
- Timings of the works, both time of year, time of day & tide and how this may affect migratory salmonids
- A noise risk assessment from the chosen piling method
- Mitigation measures – which may include ramping up or use of strike pads or piling only at low tide
- Pollution prevention measures

The development shall thereafter be carried out in strict accordance with the approved details.

Reason: A method statement is required to ensure any impacts on the environment, in particular migratory fish, are minimised and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 All works shall be carried out within the period between 1st April and 30th September to avoid disturbance to overwintering birds.

Reason: In the interests of the nearby environmentally sensitive areas and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The applicant shall ensure that only coatings and treatments suitable for use in the marine environment are used. Environment Agency pollution prevention guidelines should be followed and all reasonable precautions should be undertaken to ensure no pollutants enter the water body.

Reason: To ensure hazardous chemicals that may be toxic, persistent or bio-accumulative are not released into the marine environment and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The applicant shall ensure that all equipment, temporary structures, waste and/or debris associated with the consented activities are removed upon completion of the consented activities.

Reason: To minimise impacts to the marine environment and other users of the sea/seabed and having due regard to Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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.
- (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:

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

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

24 May 2017

