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BOROUGH COUNCIL

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Mr Cliff Robinson
East Hayling Light Railway
4 Eastoke Avenue
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For: Mr Bob Haddock
East Hayling Light Railway

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

Application Number: APP/17/00488

Site Address: Hayling Seaside Railway, Eastoke Corner, Sea Front, Hayling Island

Proposal: Variation of Conditions 6 (materials) and 10 (approved plans) of Planning Permission APP/14/00627 (Construction of a new depot building incorporating part of the existing car park and alterations to track layout) to allow for revised external wall colours in cream and middle chrome green, and revisions to external alterations and internal layout.

Further to your application received on 05 May 2017, which was valid from 22 May 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 hereby permitted shall be carried out in accordance with the following approved plans:

Proposed plan and elevations PP01/PE01,2,3,4 dated 02 05 2017

Reason: - To ensure provision of a satisfactory development.

- 2 Unless otherwise agreed in writing by the Local Planning Authority, this permission shall enure for the benefit of Hayling Seaside Railway only and shall not enure for the benefit of the land, and the use of the depot hereby permitted shall be discontinued on the date when Hayling Seaside Railway ceases to occupy the land.

Reason: In order to ensure that future uses of the building are appropriate to the site, and having due regard to Policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 3 Unless otherwise agreed in writing with the Local Planning Authority, the depot building hereby approved shall be used only for:
- (i) secure storage and protection for railway locomotives, carriages and rolling stock, together with all associated equipment;
 - (ii) light maintenance work to trains and locomotives;
 - (iii) office operations associated with Hayling Seaside Railway; and
 - (iv) ancillary visitor and retail activities.

All heavy maintenance and engineering work shall be undertaken off site in a separate workshop.

Reason: To accord with the terms of the application submitted, and in order to ensure that the use of the building is appropriate to the site, and having due regard to Policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 Unless otherwise agreed in writing with the Local Planning Authority, the materials to be used in the construction of the depot building hereby permitted shall comprise:
- (i) Walls - new tongue and groove external timber cladding with groove facing outwards, painted 'Cream/Warm Buff' with framework painted 'Middle Chrome Green'.
 - (ii) Fascia boards and canopies - board end moulding in exterior marine ply cut to design shown on approved plans.
 - (iii) Rail access external doors - painted 'Middle Chrome Green'.
 - (iv) Roof - Decra Plus roofing tile - colour 'Anthracite' or 'Charcoal Grey'.

Reason: To ensure the appearance of the development is satisfactory and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Prior to the completion of the depot building, murals shall be installed on its south elevation in accordance with the details approved under Discharge of Condition permission APP/15/00946 dated 15 October 2015. Thereafter the approved murals shall be retained on the depot building unless an alternative design has been agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Within the first planting season following the date of this permission the soft landscaping scheme approved under Discharge of Condition permission APP/14/01186 dated 25 March 2015 shall be completed in full. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 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 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:

- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) The applicant is advised that they will need to take measures to protect the development during extreme flood events. Residual flood risk should be managed on this site by compiling an appropriate flood warning and evacuation plan for the building. The applicant may wish to sign up to the Environment Agency's flood warning service.
- Additional guidance on flood resilience and resistance measures in design and construction may also be found in the Communities and Local Government Publication 'Improving the Flood Performance of New Buildings: flood resilient construction', which is available at:
<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

13 July 2017