

HAVANT BOROUGH
COUNCIL

23 JAN 2017

RECEIVED

HAMPSHIRE
BOROUGH OF HAVANT

TOWN AND COUNTRY PLANNING ACT, 1971

FORM 9.

Box: 123

To:— Mr. & Mrs. G.V. Hobbs,
Lane Ends,
54 Hollybank Lane,
EMSWORTH,
POLO 7UE

Reference No.: 15455/11

HAVANT BOROUGH
LOCAL & COMMUNITY
29 SEP 1980

REF

In pursuance of their powers under the above-mentioned Act the Council, as the local planning authority, hereby PERMIT

**Change of use from private dwelling to guest house - "Chestnuts",
55 Horndean Road, Emsworth, Hants.**

in accordance with your application received on **23rd June 1980**

and the plans and particulars submitted in connection therewith and subject also to due compliance with the conditions specified hereunder:—

1. The development hereby permitted must be begun within a period of five years beginning with the date on which this permission is granted.
2. The development hereby permitted shall not be brought into use until adequate turning space shall have been constructed within the curtilage to enable vehicles to enter and leave in a forward gear and this shall be maintained and be kept available for that purpose at all times.
3. The access shall be splayed back at an angle of 45° and any gates provided shall be set back a distance of 4.5 metres from the edge of the carriageway of the adjoining highway.
4. Adequate lines of sight shall be provided at the access in accordance with details to be agreed with the District Planning Authority.
5. The existing natural tree and shrub screen between the points marked x - x on the approved plan shall be retained and reinforced where necessary to the satisfaction of the District Planning Authority (except where removal is necessary to provide the approved access).

cont/d ...

The reasons for the conditions above are:—

1. To comply with Section 41 of the Town and Country Planning Act, 1971.
2. In the interests of highway safety.
3. In the interests of highway safety.
4. In the interests of highway safety.

N.B.—See notes overleaf.

Civic Offices,
Civic Centre Road,
Havant, PO9 2AX.
Telephone: Havant (0705) 474174.

W. G. Gray
Deputy Director of Technical Services.

Date **21st August 1980**

All enquiries relating to this permission should be made of the
Planning Officer, Civic Offices, Civic Centre Road, Havant, PO9 2AX. Telephone: Havant 474174.

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NOTIFICATION

(1) If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him. (The statutory requirements are those set out in Section 36(7) of the Town and Country Planning Act, 1971, namely Sections 29(1), 30(1), 67 and 74 of the Act).

(2) In cases where a Government Department has expressed views on the proposals which are incorporated in the reasons for the imposition of conditions and the applicant wishes to lodge an appeal against such decision then a representative from that Government Department will attend any Planning Inquiry and be available to give evidence if the appellant asks for the presence of such a witness at the Inquiry. In such cases the appellant should notify the Council at the address given on the front of this form without delay. The representative would not be liable to cross-examination on questions of Ministerial policy but only on matters of fact and expert opinion.

(3) If permission to develop the land is granted subject to conditions whether by the local Planning Authority or by the Secretary of the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.

(5) The applicant is recommended to retain this form with the title deeds of the property.

IMPORTANT

Any failure to adhere to the details of the plans hereby approved or to comply with any conditions detailed in this notice constitutes a contravention of the provisions of the Town and Country Planning Act, 1971, in respect of which enforcement action may be taken.

If it is desired to depart in any way from the approved proposals, you should consult the Council at the address overleaf before carrying out the development.

- NOTES: (1) This permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act, 1971, otherwise than under Section 29—34 and where by virtue of Section 55 the permission operates as a 'listed building consent', or which may be required under any other Acts, including any Byelaws, Orders or Regulations made under such other Acts.
- (2) Developers are reminded that the grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:—
- (a) in the case of a footpath or bridleway, for an Authority under Section 210 of the Town and Country Planning Act, 1971;
- (b) in any other case to the Secretary of State for the Environment for an Order under Section 209 of the Town and Country Planning Act, 1971;
- (3) Attention is drawn to the provisions of Section 43 of the Hampshire County Council Act, 1972, relating to access for the Fire Brigade. A copy of the Section can be obtained at the local planning office.

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The following conditions are also imposed on the grant of the permission/~~outline permission~~ to which this schedule is attached:—

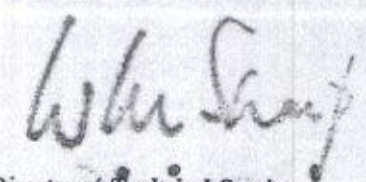
6. Unless otherwise stated, these conditions shall be complied with before the use commences.
7. Detailed plans to a scale of not less than 1:250 showing access, car parking spaces and turning areas shall be submitted to and approved by the District Planning Authority in writing before any development commences.
8. The development hereby permitted shall not be brought into use until parking space shall have been provided in accordance with the standards adopted by the District Planning Authority. A schedule of the standards is attached.

The reasons for the conditions above are:—

6. To ensure that the development is completed satisfactorily.
5. To maintain the appearance of the locality.

The reasons for imposing these conditions are set out on the permission/~~outline permission~~ to which this schedule is attached.

Civic Offices,
Civic Centre Road,
Havant, PO9 2AX.
Telephone: Havant (0705) 474174.


DEPUTY Director of Technical Services.

Date 21st August 1980