

Mr Harding
BH Architecture Ltd
Heath Cottage
Newlands Lane
Waterlooville PO7 5SQ

For: Mr Mengham

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

Application Number: APP/20/00885

Site Address: Purbrook Cricket Club, Purbrook Heath Road, Purbrook, Waterlooville, PO7 5RU

Proposal: Proposed equipment store with new vehicular access to the rear of Purbrook Heath Bowls Club onto public highway.

Further to your application received on 25 September 2020, which was valid from 12 May 2021, 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:

Cladding colour document uploaded on the 10.06.2021
2 REV H Amended site layout plan
4 REV E Amended proposed block plan
5 REV D Amended location plan
Appendix 1 Amended - Appendix 1 Tree Quality Assessment
Appendix 2 Amended Appendix 2 Root Protection Area
Appendix 3 Amended Tree Protection Plan
APRIL 202 REV I Amended Arboricultural Report
1 REV B Proposed elevations
3 REV B Proposed roof plan and section

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Reason: - To ensure provision of a satisfactory development.

- 3 In accordance with the submitted site layout plan Drawing No. 2 REV H Amended site layout plan, prior to commencement, the southern most sited container shall be permanently removed from the site and the container sited to the north of this would be relocated to the siting as specified in Drawing No. 2 REV H Amended site layout plan. Within 3 months of the first use of the equipment store hereby permitted the remaining shipping container shall be permanently removed from the land and any damage caused to the ground by the containers shall be repaired.

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

- 4 In addition no underground services shall be provided within the Root Protection Area of retained trees unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the retention of important trees in the interest of the character and appearance of the area and having due regard to policies CS11 and DM8 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.
- (4) In accordance with paragraphs 38-50 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,
- Your application was acceptable as submitted and no further assistance

was required.

- (5) The applicant is advised of the following requirements provided by the Environment Agency:

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- ☐ *on or within 8 metres of a main river (16 metres if tidal)*
- ☐ *on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)*
- ☐ *on or within 16 metres of a sea defence*
- ☐ *involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert*
- ☐ *in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission*

For further guidance please visit

<https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity."

- (6) The applicant is advised that any Landlord permission is required and will need to be obtained for the construction of the proposed store building as the land is owned by Havant Borough Council . In addition use of the access road by vehicles used in relation with the proposed storage building will also need to be agreed with Havant Borough Council as landowner.
- (7) The applicant is advised that Hampshire Constabulary Designing Out Crime Officer has provided the following consultation comment:

The provision of additional security measures should be implemented and fitted to the following (minimum) standards :

- *The cladding system should be third party certificated to LPS 1175 SR1*
- *The pedestrian access door should be third party certificated to LPS 1175 SR2.*
- *Both roller shutter doors should be third party certificated to LPS 1175 SR2. Consideration will have to be given as to how these doors are to be secured in the closed position, as any exposed locking system can be attacked."*

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place

17 June 2021

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.**
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571