



Havant
BOROUGH COUNCIL

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Mr Robinson
4 Eastoke Avenue
Hayling Island
PO11 9QW

For: Mr Haddock

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

Application Number: APP/15/00624

Site Address: Light Railway, Sea Front, Hayling Island

Proposal: Extension of existing railway platform to east and revisions to existing track layout.

Further to your application received on 08 June 2015, which was valid from 13 July 2015, 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 begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

Existing Block Plan Drawing No. EBP01 Revision B
Proposed Block Plan Drawing No. PBP01 Revision B3
Existing Elevations Drawing No. EE01, 2, 3, 4
Existing Plan Drawing No. EP01
Proposed Plan and Elevations Drawing No. PP01/PE01, 2, 3, 4
New Layout of Platform and Rails dated 10 March 2015

Reason: - To ensure provision of a satisfactory development.

- 3 The materials to be used in the construction of the extended platform and picket fencing shall match in type, colour and texture those on the existing platform and picket fencing.
Reason: In the interests of the 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 2012.

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- 4 Unless otherwise agreed in writing with the Local Planning Authority, the removal of existing tracks and fencing from SSSI land shall be carried out in strict accordance with the submitted 'New Layout of Platform and Rails' plan prior to the bringing into use of the platform extension hereby approved.
- Reason:** In order to mitigate the loss of SSSI habitat that the platform extension would otherwise give rise to, having due regard to Policies CS11 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 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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (5) You are advised that works within a SSSI may additionally require assent from Natural England.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

30 September 2015