



Havant
BOROUGH COUNCIL

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Mr P Walker
Island Design
182 Sea Front
Hayling Island
PO11 9AN

For: Mr Silvestor

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

Application Number: APP/15/00902

Site Address: Land to south of Victoria Road, Hayling Island

Proposal: Erection of timber buildings for the use of pheasant rearing.

Further to your application received on 17 August 2015 (which was valid from 07 January 2016) 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 Compulsary Purchase Act 2004.
- 2 The use of the building and pens hereby permitted shall be operated in accordance with the details submitted in the letter from Mr M.G. Silvester received 28th September 2015.
Reason: In the interests of the amenities of nearby residents and in particular to ensure that the birds reared at the site are not resulting in additional noise nuisance associated with adult male pheasants, that the operation is limited to the parameters of the application and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The building and pens hereby permitted shall be used for pheasant rearing between the months of May to September in any one year and at no other times.
Reason: To accord with the terms of the application and in the interests of the amenities of nearby residents having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy

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Framework.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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.

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

Site/Location Plan received 4th January 2016

Proposed Elevations received 17th August 2015

Proposed Layout received 17th August 2015

Section Drawing received 17th August 2015

Letter from Mr M G Silvester received 28th September 2015

Reason: - To ensure provision of a satisfactory development.

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.
- (1) 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.

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- (2) It is the responsibility of the developer to ensure development, upon completion, is safe & suitable for its consented future use. Part of this site has been previously developed &/or used for agricultural land use that is considered to be potentially contaminating. If present, contamination could be disturbed during the course of development, and should be appropriately dealt with in order to mitigate any associated risks to health, property or the environment. In the event that any discoloured soils or groundwater, oily sheens, foul or solvent odours, or deposits / inclusions comprising obvious waste materials (including asbestos) be encountered during groundwork, or if groundwork staff report acute symptoms (skin, eye or respiratory); works in that area of the site should cease until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. The local planning authority should be notified of the nature of the contamination, and how that contamination is to be dealt with.
- (3) You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. Your attention is drawn to the contents of Southern Water's letter dated 08/09/2015 which can be viewed on the Council's website via the following link:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_236065

If you are in any doubt or need further information about obtaining this consent, you should contact Southern Water on 0330 303 0119, or www.southernwater.co.uk.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

03 March 2016