



Havant
BOROUGH COUNCIL

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Mr Douglas
Jeffrey Douglas Chartered Architect
60a Sinah Lane
Hayling Island
PO11 0HH

For: Mr Slydell

**The Town and Country Planning (Development Management Procedure) (England) Order
2010**
Grant of Planning Permission

Application Number: APP/14/01228

Site Address: 58-64 Station Road, Hayling Island

Proposal: Demolition of servicing workshop (Hayden Garage) and construction of 3No.
Office units and 5 dwellings, alterations to access and new car parking.

Further to your application received on 24 November 2014, which was valid from 02 December 2014, 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 and documents:

Drawings

21412/201	Location Plan 1/1250, Proposed Block Plan - 1/500
21412/202	Proposed Site Plan - 1/200
21412/203A	Ground & First Floor Plans - Office Development - 1/100
21412/204	Proposed Elevations & Sections - Office Development - 1/100
21412/205A	Ground & First Floor Plans - Residential Development - 1/100
21412/206	Proposed Elevations & Sections - Residential Development - 1/100
21412/207	Existing & Proposed Elevations - Communal Bin Store Extension - 1/100
21412/208A	Proposed Drainage Layout & Levels - 1/200
21412/209	Soft Landscaping Layout - Office Development - 1/100
21412/210	Soft Landscaping Layout - Residential Development - 1/100
21412/211A	Comparison of Surface Water Run-Off Areas - 1/500
21412/213	Proposed Hard Landscaping Layout - Office Development - 1/100

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21412/214 1/100	Proposed Hard Landscaping Layout - Residential Development -
21412/215	Hard Landscaping Details - 1/20
21412/216	Construction Site Setup & Phasing Plans
14152	Topographical Site Survey - J. Brotherton & Partners

Other Documents

Design and Access Statement
 Existing Site Photographs
 Schedule of External Materials & Finishes
 Schedule of Office Areas
 Travel Statement
 Management Statement
 Noise Report
 Arboricultural Report and Appendices -Johnston Tree Consultancy
 Landscaping Maintenance Plan - Amended
 Rep No517_R01 Station Rd Area A Desk Study - DIG-Geotech Ltd.
 Rep No517_R02 Station Rd Area B Desk Study - DIG-Geotech Ltd.
 Rep No517_R03 Station Rd Area A Ground Investigation Report - DIG-Geotech Ltd.
 Rep No517_R04 Station Rd Area B Ground Investigation Report - DIG-Geotech Ltd.

Reason: - To ensure provision of a satisfactory development.

- 3 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive). All materials, equipment and machinery will be stored in a designated compound within the curtilage of the property. This is required in order to protect the adjacent SPA supporting habitat. All those involved with the works should be informed of the status and legal obligations attached to the designation and where the boundary of the protected area is.
 - Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance the field to the rear of the application site which is identified within the Solent Brent Goose and Waders Strategy and could be impacted by this proposal.

Reason In order to protect the nearby SSSI/SAC/SPA/Ramsar sites and adjacent SPA supporting habitat and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan and the National Planning Policy Framework, March 2011.

- 4 The development shall be carried out in strict accordance with the submitted Arboricultural Impact Assessment Method Statement by Johnston Tree Consultancy and appendices.

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 5 Details of any external lighting to be installed as part of the development shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard 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 The access road, the footways, turning and parking areas shall be laid out and maintained in accordance with the details shown on submitted drawing 21412/201 and the submitted details of construction, material and levels of the footways, and the works shall be carried out in accordance with the Construction Management Statement.
Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features and having due regard to policies DM8, DM10, and CS20 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.
- 7 The development shall be constructed and maintained strictly in accordance with submitted details in respect to external materials, hardsurfacing, boundary treatment and landscaping.
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.
- 8 The development hereby permitted shall be carried out strictly in accordance with the submitted drainage details unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with the approved plans and particulars.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.
Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of [highway safety / local amenity] and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.
- 11 Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with the possible contamination shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.
1. The results of the site investigation proposed within the Dig-Geotech Ltd. Desk Study reports referenced 517/R01 & 517R02, and (if appropriate), a suitable risk assessment, remedial options appraisal and remediation strategy based on these results, giving full details of the remediation measures required and how they are to be undertaken.

2. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (1) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current land uses (&/or activities) at the site that could pose a risk to future site occupiers.

- 12 No occupation of any part of the permitted development shall take place until a verification report has been submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. It shall also include any plan identified as being necessary for longer-term monitoring of pollutant linkages (a "long-term monitoring and maintenance plan"), including provision for maintenance and contingency action. The long-term monitoring and maintenance plan shall be implemented as approved."

Reason: Having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current land uses (&/or activities) at the site that could pose a risk to future site occupiers.

- 13 If, during development, contamination not previously identified on site is found to be present, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved by the Local Planning Authority that details how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: Having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current land uses (&/or activities) at the site that could pose a risk to future site occupiers

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) A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk



Julia Potter
Executive Head - Economy and Planning

20 February 2015