



Havant
BOROUGH COUNCIL

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Mr S Lawrence
ACHIEVE - Town Planning and Urban Design
Ltd
323 Havant Road
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For: Mr Mangnell
Havant Rugby Football Club

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

Application Number: APP/15/00832

Site Address: Hooks Lane Ground Clubhouse, Fraser Road, Havant, PO9 3EJ

Proposal: Conversion/adaptation/extension & flexible use of rugby clubhouse with use part of ground floor as a children's day nursery, alterations to south, west and north elevations, including projecting first floor balcony and staircase with infill over main entrance: alteration of tarmacadam surface of adjacent ball court to the west to a 4g artificial playing surface and use of land between clubhouse and ballcourt as enclosed ancillary outdoor space to day nursery

Further to your application received on 24 July 2015, which was valid from 06 August 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 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Application form
Achieve - Design and Access Statement with Appendices A to E
1:1250 Site plan
1:500 Block Plan
Existing Elevations MM/March 2015
Existing First Floor Plan MM/March 2015
Existing Ground Floor Plan MM/March 2015 - Tender
Proposed Elevations MM/March 2015 - Rev A
Proposed First Floor Plan MM/March 2015
Proposed Ground Floor Plan MM/March 2015
Existing Footpath Alignment MM/March 2015
Proposed Footpath Alignment MM/March 2015 - Tender
Emails from Steve Lawrence of 29th September and 15 October 2015
Reason: - To ensure provision of a satisfactory development.
- 3 The use of the children's day nursery shall not commence until details of the design and layout of the artificial grass pitch have been submitted to and approved in writing by the Local Planning Authority, following consultation with Sport England. The artificial grass pitch shall be constructed in accordance with the approved details and within 6 months of the commencement of the use of the children's day nursery, unless approved in writing by the Local Planning Authority.
Note: The applicant is advised that the design and layout of the artificial grass pitch should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to Artificial Surfaces for Outdoor Sports
<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/artificial-sports-surfaces/>.
Reason: To ensure the pitch is fit for purpose and that compensatory sport provision is provided and having due regard to policies CS1 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The use of the children's day nursery shall not commence until details of the means of enclosure for the open space area for the nursery, together with a specification for the construction of all diverted footpaths, have been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure and the footpath that is to be diverted to provide for the provision of the open space for the nursery shall be implemented prior to the commencement of the use of that open space.
Reason: In the interests of the amenities of the area and to provide satisfactory footpath links and having due regard to policies CS16 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011.
- 5 The Clubroom as extended shall not be used for purposes unassociated with Rugby Club activities when the Rugby club is hosting home matches.
Reason: To ensure that there is adequate parking provision for the activities undertaken within the Club building and having due regard to policies DM14 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

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) The grant of planning permission does not entitle you to obstruct a public right of way. If it is necessary to stop up or divert a right of way in order to enable the development permitted to be carried out you should apply without delay to either; Havant Borough Council in the case of a footpath or bridleway (under Section 257 of the Town and Country Planning Act 1990) or the Department of Communities and Local Government (CLG) for any other issues (under Section 247 of the Town and Country Planning Act 1990).
- (5) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8.00 – 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.
- (6) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.
- (7) You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (8) 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,

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

02 December 2015