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BOROUGH COUNCIL

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For: Ms Jones
Hayling Island Community Centre Association

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

Application Number: APP/15/00079

Site Address: Hayling Island Community Centre, Station Road, Hayling Island, PO11 0HB

Proposal: Construction of a 1 and 2 storey extension to existing community centre providing cafe and additional activity rooms; formation of 4 additional parking spaces (to rear of Telephone Exchange).

Further to your application received on 21 January 2015, which was valid from 09 February 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:

27913-PD100 A (Location Plan)
27913-PD102 A (Block Plan)
27913-PD103 A (Ground and First Floor and Roof Plans)
27913-PD104 A (South and West Elevations)
27913-PD105 A (North and East Elevations and Sections)

Reason: - To ensure provision of a satisfactory development.
- 3 Construction of the development hereby permitted shall not commence until details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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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 2012.

- 4 The upper floor of the extension hereby approved shall not be used for any purpose that involves the use of any noise production or amplification equipment including for voices and/or music.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 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 and consultation responses.
- (5) The exact position of the main sewer must be determined on site by the Applicant before the layout of the development is finalised. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. No new soakaways should be located within 5 metres of a public sewer. In order to protect drainage apparatus. The developer must advise Southern Water of the measures which will be undertaken to protect the public foul rising main prior to the commencement of the development.

- (6) Due to changes in legislation that came in to force on 1 October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.
- (7) Section 60 of the Control of Pollution Act 1974, deals with the control of noise on construction sites. You are therefore requested to ensure that, in order to protect the occupants of nearby residential properties from noise and vibration nuisance, no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which is 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.
- (8) The Applicant should ensure that no bonfires are lit at the site to dispose of waste produced during the demolition, excavation, clearance and construction works at the development. A waste management strategy needs to be developed to ensure adequate and appropriate waste disposal.
- (9) The Applicant will need to ensure the extension does not provide a means to gain access to the roof of the building.



Julia Potter
Executive Head - Economy and Planning

01 April 2015