



Havant
BOROUGH COUNCIL

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Mr Fleming
Spatialized Ltd
21 Thornhill Street
Wakefield
West Yorkshire (Met County)
WF1 1NL

For: Mr Hinton
Stonegate Pub Co.

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

Application Number: APP/13/00615

Site Address: Ferryboat Inn, Ferry Road, Hayling Island, PO11 0DG

Proposal: Erection of new pitched roof enclosed entrance lobby with ramped access and new timber pergola to accommodate smoking area.

Further to your application received on 21 June 2013 which was valid from 12 July 2013 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 external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
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.
- 3 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dBA L_{max} – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive), unless the existing noise level measured from the sensitive receptor already exceeds 69dBA L_{max} ; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the sensitive receptor.

Our Ref: APP/13/00615

Reason: To avoid impacts to nesting birds and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

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

- Location Plan and Site Plan - Drawing No. 01-13-217-06
- Existing Floorplan, Proposed Front Elevation and Existing Side Elevation - Drawing No.01-13-217- 05
- Proposed Floorplan, Proposed Side Elevation, Proposed Front Elevation - Drawing No.01-13-217-04
- Proposed Site Plan -01-13-217-07

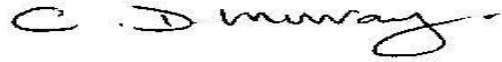
Reason: - To ensure provision of a satisfactory development.

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 6573.
- (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 The Plaza or by telephoning 023 9244 6015.
- (4) The applicant is advised that best practice should be put in place for the operation of machinery to reduce unnecessary noise to protect the birds in the locality.
- (5) 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:

- Your application was acceptable as submitted and no further assistance was required.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

04 September 2013