



Havant
BOROUGH COUNCIL

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Mr Mousley
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Cedar Field
Five Acres
Funtington
Chichester PO18 9LX

For: Mr Haddock
Hayling Seaside Railway

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

Application Number: APP/14/00627

Site Address: Hayling Seaside Railway, Eastoke Corner, Sea Front, Hayling Island

Proposal: Construction of a new depot building (incorporating part of the existing car park) and alterations to track layout.

Further to your application received on 17 June 2014, which was valid from 26 June 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 Unless otherwise agreed in writing by the Local Planning Authority, this permission shall enure for the benefit of Hayling Seaside Railway only and shall not enure for the benefit of the land, and the use of the depot hereby permitted shall be discontinued on the date when Hayling Seaside Railway ceases to occupy the land.
Reason: In order to ensure that future uses of the building are appropriate to the site, and having due regard to Policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.
- 3 Unless otherwise agreed in writing with the Local Planning Authority, the depot building hereby approved shall be used only for:
 - (i) secure storage and protection for railway locomotives, carriages and rolling stock, together with all associated equipment;
 - (ii) light maintenance work to trains and locomotives;
 - (iii) office operations associated with Hayling Seaside Railway; and
 - (iv) ancillary visitor and retail activities.

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All heavy maintenance and engineering work shall be undertaken off site in a separate workshop.

Reason: To accord with the terms of the application submitted, and in order to ensure that the use of the building is appropriate to the site, and having due regard to Policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

- 4 Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Biodiversity Report (John Norton Ecology, June 2014) and the letter from Mr John Norton of John Norton Ecology dated 2nd October 2014 unless otherwise agreed in writing by the local planning authority. All ecological mitigation measures shall be permanently retained in accordance with the submitted details. In addition, a monitoring report detailing the mitigation works undertaken (to include photographic evidence and site plans/maps) shall be submitted for comment to the local planning authority at a date no later than 3 months after the completion of development works.

Reason: To protect, maintain and enhance biodiversity in accordance with the Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 5 No development hereby permitted nor any related site clearance shall commence until more detailed plans and particulars specifying the finished levels (above ordnance datum) of the track layout, the ground floor of the proposed depot building and the surrounding ground levels in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance 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.

- 6 Construction of the depot building hereby permitted shall not commence until samples and details of all external facing and roofing materials, including doors, decorative fascia boards and canopies, have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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.

- 7 Construction of the depot building hereby permitted shall not commence until details of the design of the proposed mural(s) on its south elevation have been submitted to and approved in writing by the Local Planning Authority. Thereafter only the approved design(s) shall be used in carrying out the development.

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 Notwithstanding the details submitted, no development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all parts of the site proposed to be planted has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 Notwithstanding the details submitted, no development hereby permitted shall commence until more detailed plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed means of enclosure and fences have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all such provision as is thus approved by the Authority. At all times thereafter, all of that means of enclosure/fencing provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and the safety of users of adjacent land and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Existing Floor Plan and Elevations EP01-1/EE01-2,3,4 Rev L
Proposed Floor Plan and Elevations PP01-1/PE01-1,2,3,4 Rev L
Proposed Location Plan BD533 LP01-P
Design and Access Statement dated 8 July 2014
Biodiversity Report (John Norton Ecology, June 2014)
Letter from John Norton of John Norton Ecology dated 2nd October 2014
Illustrative drawing dated 29/07/2014
Revised Illustrative drawing dated 4 October 2014

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.
- (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:

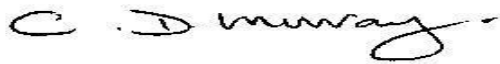
- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.

- (5) The applicant is advised that they will need to take measures to protect the development during extreme flood events. Residual flood risk should be managed on this site by compiling an appropriate flood warning and evacuation plan for the building. The applicant may wish to sign up to the Environment Agency's flood warning service.

Additional guidance on flood resilience and resistance measures in design and construction may also be found in the Communities and Local Government Publication 'Improving the Flood Performance of New

Buildings: flood resilient construction', which is available at:

<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>



Mr Chris Murray
Service Manager (Planning Development)

24 October 2014