



**Havant**  
**BOROUGH COUNCIL**

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

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**Application Number:** APP/14/00613

**Site Address:** 1 Hawthorne Grove, Hayling Island, PO11 9DW

**Proposal:** Demolish existing dwelling and construct part of access road to serve adjacent development land to south (pursuant to Outline Planning Permission APP/12/00966 approved on appeal ref APP/X1735/A/13/2192777 for 131 dwellings).

Further to your application received on 12 June 2014, which was valid from 01 July 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:  
Location Plan received 1 July 2014  
Engineering Layout ref 4159 -100 rev F received 24 July 2014  
Surface Finishes ref 4159 -101 rev D received 24 July 2014  
Construction details ref 4159 -104 rev D received 24 July 2014  
Longitudinal Sections and Cross Sections received 1 July 2014  
Construction Management Plan ref T002 rev B received 12 August 2014  
Construction Management Statement V5 received 14 August 2014  
Arboricultural Impact Appraisal and Method Statement received 21 July 2014  
Tree Protection Plan ref 14207- BT2 received 21 July 2014  
Penny Demolition Method Statement received 7 August 2014  
Email submitted by David Nash on the 11/08/2014 confirming that the acoustic fence will be dark green in colour  
S278 Legal Colours received 18 June 2014  
Email from Peter Whiting on the 14/08/2014 titled Demolition Queries - Halyards Hayling Island  
**Reason:** - To ensure provision of a satisfactory development.

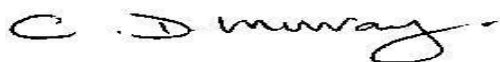
Our Ref: APP/14/00613

- 3 No demolition or development shall take place after 1st October and before 31st March of each year without the proposed 2.4 metre high acoustic fencing to the eastern site boundary having been installed as shown on Construction Management Plan T002 rev B, and the said fence shall remain in place until construction works are completed or unless otherwise agreed in writing with the Local Planning Authority.  
**Reason:** To ensure that measures are provided in the interests of bio-diversity and protected species having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The proposed works shall be carried out in accordance with the Arboricultural Impact Assessment and Method Statement and Tree Protection Plan prepared by Barrell Tree Consultancy dated 21 July 2014.  
**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) 2011 and National Planning Policy Framework, March 2012.
- 5 In accordance with the plans hereby permitted the private un-made lane at the south edge of Beech Grove shall be resurfaced or left in no worse condition than prior to works commencing.  
**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.
- 6 In accordance with the plans hereby permitted when the access road has been completed and is in use the existing field gate access from the unmade section of Beech Grove shall not be used for construction traffic associated with the implementation of the development the subject of Planning Permission APP/12/00966.  
**Reason:** In the interests of the retained Oak tree and the amenities of the area and having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.  
**Reason:** To protect the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 No bonfires shall take place on the site during demolition, clearance and construction.  
**Reason:** To protect the health of trees and natural features to be retained and in the interests of residential amenity and having due regard to policies CS11 and CS16 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](http://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 were updated about issues after the initial site visit.
- (5) Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during building demolition - should this occur, further advice should be sought from Natural England and/or a professional ecologist.
- (6) Before commencing demolition, it is advised that your ecologist attend the site the day prior to confirm that there are no birds nesting within the hedges to be removed. This is to ensure compliance under the Conservation of Habitats and Species Regulations 2010.



Mr Chris Murray  
Service Manager (Planning Development)

22 August 2014