



Havant
BOROUGH COUNCIL

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Mr S Pike
Northney Farm
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PO11 0RX

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

Application Number: APP/13/01262

Site Address: Tea Rooms, Northney Farm, St Peters Road, Hayling Island, PO11 0RX

Proposal: Extension of car park and associated landscaping.

Further to your application received on 16 December 2013, which was valid from 09 January 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 surfacing materials for the extended car parking area shall match that of the existing main car parking area unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the character and appearance of this non-urban area having due regard to policy CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The car parking hereby permitted shall not be brought into use unless and until the car parking has been marked out in accordance with the submitted plan by the use of half logs or other suitable delineation as may be agreed in writing by the Local Planning Authority.
Reason: To ensure the efficient use of the parking area and to improve manoeuvrability within the car park in the interests of highway safety having due regard to policies CS20 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 4 Following the first use of any of the extended car parking hereby permitted no parking shall take place between the barn and the car park.
Reason: In the interests of the character and visual amenities of the area including the setting of the Chichester Harbour Area of Outstanding Natural Beauty 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.
- 5 Notwithstanding the details submitted with the application, no part of the extended car parking hereby permitted shall be brought into use until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall provide for double staggered rows of hedge planting, and specify the distribution and species to be planted, the positions, species and planting sizes of the trees and hedging plants to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works and details of protection measures for the new planting.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or hedge 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 CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The provision of the two parking spaces to the east of the existing car park shall not take place unless and until an Arboricultural Method Statement produced by a qualified Arboricultural Consultant for the installation of these spaces including details of tree protection, appropriate excavation/construction methods and appropriate materials has been submitted to and approved in writing by the Local Planning Authority. These parking spaces shall thereafter be provided fully in accordance with the approved Method Statement.
Reason: In order to ensure the retention of an important tree in the interests of the character and appearance of the area and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 together with the National Planning Policy Framework 2012.
- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Proposed Alterations to Car Park and Landscaping Plan received 21st February 2014
Layout of Planting detail received 21st February 2014
Supporting Statement dated 5th January 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 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 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 in order to improve screening to the car parking area, the proposed hedging to the south and east should be allowed to grow to a minimum height of 1.8m.



Mr Chris Murray
Service Manager (Planning Development)

06 March 2014