



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Walker
Island Design
182 Sea Front
Hayling Island
PO11 9AN

For: Mr Green

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

Application Number: APP/13/00683

Site Address: 14A Tournurbury Lane, Hayling Island, PO11 9DH

Proposal: Replacement of single storey workshop. (Revision to Planning Permission APP/11/01265).

Further to your application received on 08 July 2013, which was valid from 09 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan
Block Plans
Proposed Layout (1:100)
Proposed Layout (1:50)
Proposed Elevations
Reason: - To ensure provision of a satisfactory development.
- 3 Construction of the building hereby permitted shall not commence until samples and 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.
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.

Our Ref: APP/13/00683

- 4 Prior to the commencement of the development hereby approved (or at such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

(1) A desk study identifying:

1. All previous uses;
2. Potential contaminants associated with those uses;
3. A conceptual model of the site indicating sources, pathways and receptors;
4. Potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme based on (1) for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.

(3) The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification report or statement shall be prepared (as appropriate) on completion of the works set out in (3) [if any], confirming the remediation measures that have been undertaken in accordance with the method statement and setting out any measures necessary for maintenance, further monitoring and reporting.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: To prevent future site users, and occupants of adjacent residential properties being exposed to unacceptable risks from contamination and mitigate the effects of contaminants in, on, or under the ground (as the site may be contaminated due to previous land uses); and having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011) and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall commence until a scheme for protecting the dwellings to the north of the site from noise from the new development has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall, in particular, specify the manner in which work is to be carried out in the building to prevent noise breakout; the sound insulation properties and manner of construction of all doors and windows to the unit; and the management measures to be put in place to minimise noise from activities on the site.

The building hereby approved shall not be brought into use until the implementation of all works and measures forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme and the building shall not be occupied other than in accordance with the approved scheme.

Reason: To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Construction, clearance or demolition work shall take place only between the hours of 0800 and 1800 hours on Mondays to Fridays and 0900 and 1300 on 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 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The premises hereby permitted shall not open to the public before 0800 hours or remain so open after 1900 hours on Monday to Saturday or at any time on Sunday.
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 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) Regarding soil contamination (Condition 4), it is noted that the proposal would not represent a comprehensive redevelopment of the site as a whole. Whilst it is appropriate to quantify the degree of risk associated with the use of the site, investigation and reporting should be proportional to the scale of the development. The applicant is therefore advised to contact the Council's Environmental Health Team to informally discuss the scope of required works in order to avoid delays or expense.
- (5) Havant Footpath 101 runs along the southern boundary of the site and you are advised that:
 - All boundary features to the public footpath should be retained;
 - There must be no surface alterations to this public footpath, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority. For the purposes of this proposal that permission would be required from this department of the County Council. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.
 - Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
 - No builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.

(6) 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 after the initial site visit,
- 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)

23 August 2013