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 P Walker
Island Design
182 Sea Front
Hayling Island
Hants
PO11 9AN

For: Mr Widdowson

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

Application Number: APP/11/01265
Site Address: 14A Tournerbury Lane, Hayling Island, PO11 9DH
Proposal: Demolition of existing substandard metal Nissen hut. Erection of replacement single storey workshop on southern boundary to house JV Autos.

Further to your application received on 20 July 2011 which was valid from 21 July 2011 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 your application.

(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 Prior to the commencement of the development approved by this Planning Permission (or 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:
- All previous uses
- potential contaminants associated with those uses.
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme based on (1) to provide information for an 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 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 shall be prepared on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.
Reason: To prevent 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 Core Strategy which forms part of the Havant Development Framework.

3 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 safeguard the amenities of occupiers of nearby dwellings and having due regard to policy CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

4 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials 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 policies CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

5 The premises hereby permitted shall not open to the public before 08.00 hours or remain so open after 19.00 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 23.

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

- Plan 1 Location plan and block plan
- Plan 2 Existing layout
- Plan 3 Proposed layout
- Plan 4 Existing elevations
- Plan 5 Proposed elevations
- Plan 6 Section of proposed replacement building

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements/Guidance -

Havant Borough Core Strategy 2011

CS16	High Quality Design
DM10	Pollution

National Policies

PPS 1	(Delivering Sustainable Development)
PPS23	(Planning and Pollution Control)

The Council considers, having regard to the objectives of these policies and proposals, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the appropriateness of the design, the effect on the neighbouring properties, the effect on the Right of Way and Highways. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

(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 Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)
28 March 2012

Our Ref: APP/11/01265