Havant
BOROUGH COUNCIL

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To:
Mr J Palmer
26 North Shore Road
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For: Mr B Rowlands

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

Application Number: APP/11/01027
Site Address: Mengham Rythe Sailing Club, Marine Walk, Hayling Island, PO11 9PG
Proposal: New boat store.

Further to your application received on 13 May 2011, which was valid from 09 June 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 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:

Plan 1 - Site Layout (Rev 1)
Plan 2 - Plan View and Section (Rev 1)
Plan 3 - Elevations (Rev 1)
Plan 4 - End Elevations (Rev 1)
Plan 5 - Location Plan - 1:2500

Reason: - To ensure provision of a satisfactory development.

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3 The external materials to be used shall match in type, colour and texture those on the adjacent boat store.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

4 The proposed work shall be timed and undertaken to minimise disturbance to over wintering birds. No percussive piling or works with heavy machinery, pneumatic drills, diggers, dumper trucks and lorries, shall be undertaken between 1 October to 31 March inclusive.
Reason: To minimise disturbance to wildlife within the adjacent area which is subject to international and national nature conservation designations and having due regard to policies CS11 and CS12 of the Havant Borough Core Strategy which form part of the Local Development Framework, and Planning Policy Statement 9.

5 No equipment, materials or machinery shall be stored or disposed of within the adjacent Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC) and Special Protection Area (SPA).
Reason: To protect the nature conservation and landscape interest of the adjacent area which is subject to international and national nature conservation designations and a designated Area of Outstanding Natural Beauty having due regard to policies CS11 and CS12 of the Havant Borough Core Strategy which form part of the Local Development Framework and Planning Policy Statement 9.

6 No development including site clearance shall commence on the site until the trees, shrubs and other natural features, between the proposed building and the adjacent pond shall have been protected by fencing along a line 1 metre outside the canopy of the trees and shrubs. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

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

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS12	Chichester Harbour Area of Outstanding Natural Beauty (AONB)
CS16	High Quality Design
DM9	Development in the Coastal Zone

National Policies

PPS 1 (Delivering Sustainable Development)
PPS 9 (Biodiversity and Geological Conservation)
PPS25 (Development and Flood Risk)

The Council considers, having regard to the objectives of these policies, 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 effect on the character and appearance of the area including the AONB, the effect on protected species and flood risk. 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.

(4) The boat shed might be subject to internal flooding and therefore the use of flood resilient/resistant construction methods are recommended. Such techniques might include solid concrete floors and bringing in electrics at a high level.

(5) All those involved in the works should be informed of the status of Chichester Harbour as an SSSI, SAC and SPA and the legal obligations attached to the designation and where the boundary of the protected area is.

Julia Potter
Executive Head of Planning and Built Environment

20 September 2011