

Head of Planning and Development  
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To:  
Mr T J Wadey  
88 Church Road  
Hayling Island  
Hants  
PO11 0NX

For: Mr T J Wadey

**THE TOWN AND COUNTRY PLANNING ACT 1990**  
**Grant of Planning Permission**

**Application Number:** 00/53474/004

**Site Address:** 38 Haven Road, Hayling Island, Hampshire, PO11

**Proposal:** Stationing of five caravans (plus one ancillary utility building) for use as holiday accommodation throughout the period from 1st March to 1st January each year

Further to your application received on 20 March 2000 (which was valid from 27 March 2000) 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.

In reaching its decision the Council has had regard to the policies and proposals UB3 of the Hampshire County Structure Plan (Review) and policies and proposals GDD1, TO9 and E12 of the Havant Borough Local Plan.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with your application, and;
- (ii) The following conditions:

**Conditions:**

- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date on which this planning permission was granted.

**Reason:** To comply with Section 91 of the Town & Country Planning Act 1990.

- 2 None of the 5 caravans shall be occupied at any time on or between 2 January and the last day of February in any year.  
**Reason:** To safeguard the local stock of holiday accommodation sites and to regulate their use in accordance with the Local Planning Authority's adopted planning policies relating specifically to them.
- 3 The internal floor levels of the 5 caravans shall be set no lower than 3.9 metres above Ordnance Datum Newlyn.  
**Reason:** Since the area is liable to flooding and to lessen the risk of actual flooding of the property hereby permitted.
- 4 Erection of the proposed 'utility building' shall not commence until details of its exact siting and external dimensions, design and appearance have been submitted to and approved in writing by the Local Planning Authority and it shall not be erected or constructed otherwise than in full accordance with such details as are thus approved.  
**Reason:** In the interests of visual amenity and to safeguard the amenities of occupiers of adjoining property.
- 5 The 'utility building' specified in Condition 4 above shall not be used as a unit for human habitation in itself, and it shall be used only for purposes wholly ancillary to the principal use of the site for the siting of five static holiday caravans.  
**Reason:** To safeguard the amenities of occupiers of other nearby properties.
- 6 The existing hedgerow along the site's western boundary shall be supplemented in accordance with the provisions of Condition 7 and retained and maintained at a minimum height of 2 metres unless any variation is first agreed in writing by the Local Planning Authority.  
**Reason:** In the interests of the visual amenities of the area.
- 7 None of the caravans hereby permitted shall be stationed within the site before full details, including mix of species and planting density, of the supplementary planting to be undertaken in respect of the existing hedgerow to be retained along the site's western boundary have been submitted to and approved by the Local Planning Authority. This supplementary planting shall be undertaken during the first planting season following the approval of the planting details. Any tree or shrub planted as part of these details which dies or is otherwise removed shall be replaced with another of the same species within the first available planting season.  
**Reason:** In the interests of the visual amenities of the area.
- 8 None of the caravans hereby permitted shall be stationed on the site before full details, including the mix of species and planting density of the hedgerow to be planted along the site's northern boundary have been submitted to and approved by the Local Planning Authority. The planting approved shall be undertaken in the first planting season following the approval of the details and thereafter shall be retained and any tree or shrub planted as part of the approved scheme which dies or is otherwise removed shall be replaced with another of the same species and size during the first available planting season.  
**Reason:** In the interests of the visual amenities of the area.

### **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 Town and Country Planning Act, 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 Department of Environment, Transport and Regions, 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.
- (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 6581/2.
- (4) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 30 July 2001. which requires:
  - (a) Prohibits occupation of the caravans on and between 2 January and the last day of February each year.
  - (b) Requires that the caravans are used only as holiday accommodation and not as any persons' main or sole residence.
  - (c) Make supplementary provisions for such requirements.

Mrs J A Batchelor  
Head of Development Control

13 August 2001

**PART 3: PLANNING CHARGES (B) OTHER PLANNING CHARGES** ☐

**LAND CHARGES REFERENCE NUMBER : 0164B**

| <p style="text-align: center;">2</p> <p style="text-align: center;"><b>Originating Authority</b></p> <p style="text-align: center;">Havant Borough Council<br/>for all entries (unless expressly stated otherwise)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p style="text-align: center;">3</p> <p style="text-align: center;"><b>Place where relevant documents may be inspected</b></p> <p style="text-align: center;">Civic Offices<br/>Civic Centre Road Havant (unless expressly stated otherwise) <input type="checkbox"/></p> |
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| <p><b>1. Description of charge (including reference to appropriate statutory provision).</b></p> <p><input type="checkbox"/></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p style="text-align: center;">4.</p> <p style="text-align: center;"><b>Date of Registration</b> <input type="checkbox"/></p>                                                                                                                                             |
| <p>Land Charges Reference Number : 0164B</p> <p>Direction made by the Hampshire County Council under Article 4 of the Town and Country Planning (General Development) Order 1950 dated 27 November 1959 and confirmed by the Minister of Housing and Local Government on 20 January 1960</p> <p>Direction made by the Havant and Waterlooville Urban District Council under Article 4 of the Town and Country General Development Order 1963 dated 19 November 1963 and confirmed by the Minister of Housing and Local Government on 3 January 1964</p> <p>NOTE: The above directions refer to what would otherwise be Permitted Development in the use of land for (I) Caravans (II) Residential purposes otherwise than in tents (III) Camping sites or (IV) The Sale of Goods and the erection or placing of moveable structures for those uses at Hayling Island</p> <p>Direction made by the Hampshire County Council under Article 4 of the Town and Country Planning General Development Order 1963 dated 19 November 1971 and confirmed by the Secretary of State for the Environment on 6 December 1972 applying a restriction on certain uses of Hovercraft in the area defined by the plan annexed to the Order (which includes Hayling Island in the greater part, Langstone, Chichester and Emsworth Harbours and on the Mainland extending very approximately one mile inland)</p> | <p>19/02/1960</p> <p>07/02/1964</p> <p>30/05/1973 <input type="checkbox"/></p>                                                                                                                                                                                            |
| <p>Conditions imposed in the following Planning Consents (issued from 1st August 1977) granted under the Town and Country Planning Acts (full details of which are contained in the Statutory Planning Register maintained by the Borough Council's Planning and Development Services).</p> <p>53474/1 for use of site for 5 caravans</p> <p>53474/3 for use of site for 5 caravans</p> <p>53474/4 for stationing of five caravans (plus one ancillary utility building) for use as holiday accommodation throughout the period from 1st March to 1st January each year</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>21.04.1994</p> <p>06.09.1994</p> <p>13.08.2001</p>                                                                                                                                                                                                                     |