



To:
Mrs N Croft
Nursery Rhymes
Mill Rythe School Site
Havant Road
Hayling Island Hants
PO11 0PA

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00272

Site Address: Acoustic Chamber, Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Proposal: Demolition of existing steel clad building and two portacabins to make way for a single storey timber framed building to house a 52 place nursery school.

Further to your application received on 10 June 2010, which was valid from 18 August 2010, 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, as amended by plans and documents received on 19 August 2010 and 3 September 2010, and as supplemented by additional information and plans received on 18 August 2010, 19 August 2010 and 7 September 2010; 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 premises shall be used only for nursery school, and for no other purpose whatsoever including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
Reason: In order to maintain a facility that is a beneficial use within an employment area and having due regard to saved Policy EMP6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

- 3 The development hereby permitted (the nursery) shall only be attended by the children of people who are employed within the area outlined in blue, (the LTP area), as defined on Plan 1, Nursery Rhymes Ground Lease, received 18th August 2010.
Note: A register should be kept of all the employees with children attending the nursery. The register should be available for inspection, with reasonable notice, by the Local Planning Authority.
Reason: To ensure there will be no additional traffic impact on the adjacent highway network in the interests of highway safety and having due regard to saved Policy T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.
- 4 The development shall not be brought into use until a minimum of 16 parking spaces and 3 cycle stands have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to saved Policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.
- 5 The development, hereby permitted, shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.
Reason: To ensure that the development is completed satisfactorily in all respects and is in accordance with Conditions 2 to 4 above.

Other Important Information:

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

D1	(High Quality Design)
EMP6	(Protection of Land and Premises in Employment Use)
T7	(Criteria for Access to Development)
T9	(Provision of Vehicle Parking and Turning Facilities)

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 effect on employment, the effect on traffic matters and the effect on the visual amenity of the locality. 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.

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- (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) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of a public sewer. No development or new tree planting should be located within 4 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works, You are requested to advise Southern Water of the measures that will be taken to protect the public sewers prior to the commencement of development. Contact should be made with Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688) or www.southernwater.co.uk.
- (5) An application will need to be made for a connection to the public sewer. Please contact Atkins Ltd (details in previous informative).



 Mrs J A Batchelor
Head of Development & Technical
Services

10 September 2010