

Miss Marguerite Jones
Davos
Blacknest Road
Binsted, Alton
Hampshire
GU34 4PT

Our Ref: SDNP/16/04010/HOUS
Contact Officer: Luke Turner
Tel. No.: 01730 234292

18th October 2016

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning (Development Management Procedure) (England) Order
2015

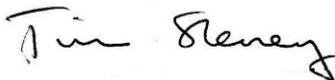
Proposal: Detached agricultural building following demolition of barn and garages

Site Address: Davos, Blacknest Road, Binsted, Alton, Hampshire, GU34 4PT

Please find enclosed the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding, please read the following important information which affects this Notice.**

Failure to comply with any conditions may invalidate the permission and may result in enforcement action. Some conditions may require further details or samples to be submitted for approval. Other conditions may contain timescales or stages against which compliance should be obtained and before works are commenced. Most categories of permission also require a fee for each request for discharge of condition/s, further details of which are set out in the attached information sheet.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

Miss Marguerite Jones
Davos
Blacknest Road
Binsted, Alton
Hampshire
GU34 4PT

TOWN AND COUNTRY PLANNING ACT 1990
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Application No: SDNP/16/04010/HOUS
Proposal: Detached agricultural building following demolition of barn and garages
Site Address: Davos, Blacknest Road, Binsted, Alton, Hampshire, GU34 4PT

GRANT OF PLANNING PERMISSION

In pursuance of its powers under the above mentioned Act, the South Downs National Park Authority as the Local Planning Authority hereby **GRANTS** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 23rd August 2016.

This permission is subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this planning permission.
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The building hereby permitted shall be used only for agricultural purposes as defined in Section 336(1) of the Town and Country Planning Act, 1990 and if at any time the building ceases to be used or required for such purpose it shall be removed and the site re-instated to the satisfaction of the Planning Authority.
Reason - To ensure that the building is used for agricultural purposes only since it lies within a rural area to which restrictive planning policies apply and where only that development needed to meet the essential requirements of the locality is normally permitted.

4. Notwithstanding any indication of materials that may have been given in the application or in the absence of such information, no development shall commence on site until samples / details including manufacturers details of all the materials to be used for external facing and roofing for the development hereby approved have been submitted to, and approved in writing by, the Local Planning Authority. The development works shall be carried out in accordance with the approved details.
Reason - To ensure that the materials used in the construction of the approved development harmonise with the surroundings. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.
5. On the day on which the new agricultural building hereby permitted is practically completed, the existing structures shaded in blue on the approved block plan within the application site shall cease to be used for any purpose, and within one month of that day shall be demolished, the resultant materials cleared from the site, and the land reinstated.
Reason - In order to secure the removal of the existing structures which are being replaced, and in order to protect the character of the area/countryside.

INFORMATIVE NOTES

These are advice notes to the applicant and are not part of the planning conditions:

1. Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

2. Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

3. Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

4. In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.
5. The site lies upon a former industrial use, or other potential contamination. Whilst there is no current indication of any issues, there nevertheless may still remain a possibility of contamination or risk being discovered during the course of development. In the event that contamination is found at any time when carrying out the approved development, it is recommended to report this in writing immediately to the Local Planning Authority. An investigation and risk assessment should then be undertaken by competent person, in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11'. A written report of the findings, including a remediation statement, is recommended and should be forwarded for appraisal to the Local Planning Authority. Following completion of remedial measures a verification report should be prepared that demonstrates the effectiveness of the remediation carried out. It is recommended that no part of the development should be utilised until all remedial and validation works are complete and a Completion Certificate has been issued.

This should ensure that no future investigation is required under Part2A of the Environmental Protection Act 1990.

- 6 Environmental Health recommends developers follow the risk management framework provided in 'CLR 11 ' Model procedures for the Management of Land Contamination' when dealing with land affected by contamination. A leaflet entitled "Development on Potentially Contaminated Land" is available as a download on the following East Hampshire District Council website:

<http://www.easthants.gov.uk/sites/default/files/documents/ContaminatedLandGuide.pdf>

or can be obtained from Environmental Health.

- 7 Given the proposal for demolition, it has been assumed the build date of the building planned for demolition predates the year 2000 and therefore contains asbestos containing materials (ACM). In accordance with The Control of Asbestos Regulations 2012 an Asbestos Survey should be undertaken prior to demolition. Without such a survey and the subsequent safe removal of ACMs disposed of to an appropriate waste management facility, it may be assumed that demolition will result in soil contamination of the site. Where asbestos contamination is suspected the LPA may request the survey and waste transfer notes to help with the discharge of any contaminated land conditions applied to the Decision Notice. To help with managing asbestos on site the Health Safety Executive have published a checklist, available for download from the following website:

<http://www.hse.gov.uk/asbestos/managing/checklist.pdf>

- 8 A leaflet entitled "Development on Potentially Contaminated Land" is available as a download on the following East Hampshire District Council website

<http://www.easthants.gov.uk/sites/default/files/documents/ContaminatedLandGuide.pdf>

and which contains a template for a Completion Statement. This should be completed by the applicant at the end of the development, regardless of whether contamination was investigated/discovered on site. Approval of this statement will enable discharge of the IC07 condition.

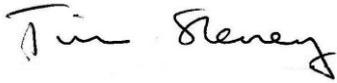
Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Application Form			23.08.2016	Approved
Land Registry Document			09.08.2016	Approved
Location Plan			09.08.2016	Approved
Block Plan			09.08.2016	Approved
Proposed Plans and Elevations	160713		09.08.2016	Approved

Site Photographs			09.08.2016	Approved
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Reasons: For the avoidance of doubt and in the interests of proper planning.



TIM SLANEY
Director of Planning
South Downs National Park Authority
18th October 2016

NOTES TO APPLICANTS / AGENTS

Fees for discharge of planning conditions

Fees apply for the submission for any consent, agreement or approval that are required by a planning condition. The fee chargeable is £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. **The fee is payable for each submission made regardless of the number of conditions it is seeking to discharge.**

A fee is payable for conditions related to planning permissions and reserved matter applications only. A fee is not required for conditions attached to listed building consents and conservation area consents. The requirement to make this charge is set out in Government Circular 04/2008.

You may wish to use the standard form to accompany your submission, or set out your requests in writing, clearly identifying the relevant planning application and condition(s) which you seek to discharge or seek approval for. Forms & guidance notes are available on the National Planning Portal website,
<http://www.planningportal.gov.uk/planning/applications/>

Non Material Amendments

There is an application form for the submission of Non Material Amendments to approved plans. Forms & guidance notes are available on the National Planning Portal website,
<http://www.planningportal.gov.uk/planning/applications/>

The fee chargeable is currently £195 per request, or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.