

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/01351	Your Ref:	APP/15/01425
EH Case Officer Extn:	44 6677	Date:	21 April 2021
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/15/01425		
Site Address:	Station View, 8 New Lane, Havant		
Proposed Development:	Proposed residential development comprising 41 one and two bed apartments with associated car parking, cycle and refuse storage, following demolition of existing buildings (Approved 07.07.16). Request to Discharge Condition 9 (11.01.17) RECONSULTATION REQUEST for revised plans and/or documents received		

Observations / Comments:

I have not identified any documentation logged against the APP/15/01425 casefile which specifically relates to condition no. 9.

I note that a recent submission in respect of borehole decommissioning has been added to the file. This submission relates to condition no. 13.

I am unclear on whether APP/15/01425 conditions require discharge, my understanding was the APP/17/00525 is an amended & overriding consent which has been progressed. The conditions from APP/15/01425 have been transposed to the 2017 consent, and discharge applications in recent years have focussed on this permission.

Whilst there has been substantial ongoing dialogue between Environmental Health, the applicant, and various consultants acting on the applicant's behalf, it would appear that a formal decision has been noted in respect of condition 9 part 1 only (15/01425), and no discharge has been secured in respect of the 2017 consent. Environmental Health has agreed informal compliance points with the applicant over the 2019 & 2020 period, in connection with an enforcement enquiry relating to commencement without first securing discharge of applicable Grampian-style conditions.

Recommendations

Assuming that discharge of conditions against the 15/01425 consent is necessary;

- No objection to the discharge of the outstanding parts of c.9 (parts 2, 3 & 4) – subject to this application & re-consultation. This recommendation is on the basis of documentation submitted in support of the application to discharge conditions of the

17/00525 consent.

- If it is possible to discharge of c.10 under the current application, I'd recommend that we do so, as this condition has a prior to occupation clause and the wording requires active discharge.
- If it is not possible to discharge c.10 under the current application – I would recommend that the applicant be encouraged to apply to regularise / permit occupation of the development. Supporting documentation already submitted under the application to discharge conditions of the 17/00525 consent is sufficient to support discharge.
- I raise no objection of the discharge of c.13 (subject to this being possible, as for c.10 above). Contextual detail is provided under the consultation response to the application to discharge the conditions of APP/17/00525. It should be noted that the Environment Agency requested c.13 and may wish to make material comment in respect of the submission, and these comments could amount to an objection.

Mr. Jonathan Driver
Environmental Control Officer