

Graham Ash
5 Malcolm Road
Chandlers Ford
Eastleigh
SO53 5BH

Our Ref: APP/17/00613
Direct Line: (023) 023 9244 6461
Ask For: Mrs T Pickup
Email: planning.development@havant.gov.uk
09 April 2021

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/17/00613

Site Address: Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR

Description: Erection of 3No. 2 bed dwellings with associated landscaping and car parking. Erection of bin and cycles stores. (Resubmission). (Approved 04/09/2017). Request to Discharge Conditions 4, 5, 6, 10, 11, 13 and 14.

This decision relates to your request to discharge conditions 6, 11 and 14 which was valid from 22/02/2021.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of Conditions 6, 11 and 14 of Planning Permission APP/17/00613.

The conditions in respect of which information has been submitted are:

Condition 6:

Construction of the buildings hereby permitted shall not commence until full details of:

- 1/ all new windows and doors
- 2/ the siting and design of any proposed external meter boxes/metal ducting/flues

have been submitted to and approved in writing by the Local Planning Authority. The windows and doors and other external fixtures shall then be installed in full accordance with the approved details.

Reason: Having due regard to the site's location adjacent a Grade II Listed Building where particular care in the choice of materials and finishes and detailing is necessary to ensure a satisfactory appearance, in accordance with policies CS11.4, and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

- Dwg No: 13-087-30 - Plan showing Meter Positions
- Dwg No: 13-087-31 - Window type A
- Dwg No: 13-087-32 - Window type B
- Dwg No: 13-087-33 - Window type C
- Dwg No: 13-087-34 - Door type A
- Dwg No: 13-087-35 - Door type B

Condition 11:

No development hereby permitted shall commence until details of measures to attenuate the levels of noise within the dwellings from traffic on Manor Road has been submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

Reason: To safeguard the amenities of occupiers in those dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM18 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework 2012

Details submitted:

Noise Impact Assessment by Parker Jones acoustics dated 11th February 2021

- *NB/ mitigation measures set out including glazing and trickle vents must be installed and maintained in perpetuity*

Condition 14:

Prior to the commencement of development hereby approved (other than any site clearance partial demolition and consequential works for the purpose of ensuring structural stability), an assessment of the nature and extent of contamination at the site through appropriate soil testing, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

1) Site investigation appropriate to both the previous & approved use of the site, to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to future occupants.

2) The results of an appropriate risk assessment based upon (1), and where unacceptable risks are identified, a Remediation Strategy that includes;

- ☐ appropriately considered remedial objectives,
- ☐ an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- ☐ clearly defined proposals for mitigation of the identified risks.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (2) are complete, to include consideration of contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous land uses (&/or activities) that could pose a risk to future residential occupants.

Details submitted:

Soil Report 1 by GSTL Ltd dated 03-02-2021

Soil Report 2 by DETS Ltd Report No: 21-00687 dated 26/01/2021

Soil Report 3 by DETS Report No: 21-00686 dated 27/01/2021

Soil Report 4 Site Logs by Soils Ltd dated 19/01/2021

Soil Report 5 summary email dated 19/01/2021

Reasons for approval

The details hereby approved are considered to be satisfactory and in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (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) 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 Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place
Date: 09 April 2021