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Our Ref: APP/14/00548
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Ask For: Mr D Eaves
Email: planning.development@havant.gov.uk
14th October 2014

**Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/14/00548

Site Address: Former site of, 29 Bedhampton Road, Havant

Proposal: Discharge of Condition No.s 2, 4, 12, 13, 15, 16, 17, 20, 21 and 22 of Planning Permission APP/14/00008.

This decision relates to your application received on 22 May 2014 which was valid from 05/06/2014, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/14/00008.

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

2 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: *To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*

Details submitted:

Southern Planning Practice letter dated 21st May 2014

Email from Alex Webb dated 31st July 2014

Email from Alex Webb dated 28th August 2014

Window/Door Frame sections Drawing No.

Siga Natural Slate Performance details

Siga Slate details BSY/D,W, S/01 Rev A

Brick - De Rijswaard AAB Red Multi Stock (Dwelling walls, arched lintels, bin store areas and boundary wall).

Slate - Siga 39

Dormer Cheeks - Lead

Cill - Edenhall Cast Stone

Window frames - Wood

Door Frames - Wood

4 No development which leads to works below existing ground or floor levels shall take place until the applicant has secured the implementation of an archaeological monitoring and recording action (watching brief) in accordance with a specification that has been submitted to and approved in writing by the Planning Authority.

Reason: *To ensure that any existing archaeology is adequately considered during the proposed development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*

Details submitted:

Southern Planning Practice letter dated 21st May 2014

West Sussex Archaeology - Report on Archaeological Works at 29 Bedhampton Road, Havant, Hampshire May 2014

12 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: *In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*

Details submitted:

Southern Planning Practice letter dated 21st May 2014.

Cemex Chelsea Traditional Lock Block Paving - Burnt umber

AAB Red Multi Stock Brick

Hard Surfacing Materials Drawing Number H/222/AJW/002

13 Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: *To control the development in detail to ensure that the design is not compromised by inappropriate detailing in this sensitive location adjacent to a listed building and having due regard to policies CS11 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*

Details submitted:

Southern Planning Practice letter dated 21st May 2014.

Ground Floor Plan Drawing No. CD001 Rev B

Front Elevation Drawing No. CD0003 Rev B

Rear Elevation Drawing No. CD004 Rev B

Side Elevation 1 Drawing No. CD005 Rev B

Side Elevation 2 Drawing No. CD006 Rev A

Email from Alex Webb dated 13th October 2014

15 The development hereby permitted shall not commence unless and until an Arboricultural Method Statement including a Tree Protection Plan both in compliance with BS:5837 (2012) has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out Our Ref: APP/14/00008 and maintained solely in accordance with the approved details.

Reason: *To ensure that the development does not harm a significant off site tree having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*

Details submitted:

Southern Planning Practice letter dated 21st May 2014.

Alderwood Consulting Limited Arboricultural Method Statement and Tree Protection Plan
Plan AC1 Alderwood Consulting Ltd

The applicant is advised that the Councils Arboriculturalist has noticed that the Ash tree has gone into some decline (not related to any development as the RPA is fenced off) from his previous visit a few years ago. It is suggested that the tree is monitored and inspected by the applicants Arboriculturalist.

16 Prior to the commencement of construction of the dwellings hereby permitted a scheme to mitigate noise pollution to the dwellings and their gardens shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of glazing including frames, ventilation and eastern boundary fencing. The development shall subsequently be completed in accordance with the approved scheme prior to the occupation of the dwellings.

Reason: *To ensure that a satisfactory living environment in relation to noise is provided for future residents and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 together with emerging policy DM18 of the Havant Borough Local Plan (Allocations) Submission Version December 2013 and the National Planning Policy Framework 2012.*

Details submitted:

Southern Planning Practice letter dated 21st May 2014.

Noise Assessment 24 Acoustics Technical Report: R5011-2 Rev 1 dated 5th August 2014.

Acoustic Fence detail email from 24 Acoustics dated 14th May 2014.

17 Prior to the commencement of the development approved by this Planning Permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

1. A desk study identifying:

- All previous uses*
- potential contaminants associated with those uses.*
- a conceptual model of the site indicating sources, pathways and receptors*
- potentially unacceptable risks arising from contamination at the site.*

2. A site investigation scheme based on (1), for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report shall be prepared on completion of the works set out in (3) [if any] confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting, if appropriate.

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

Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks (including those from asbestos) arising from previous building and demolition activities undertaken at the site, and from adjacent land uses, having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 together with policies DM17 and DM8 of the emerging Havant Borough Draft Local Plan (Allocations) Submission Version December 2013 and the National Planning Policy Framework 2011.

Details submitted:

Southern Planning Practice letter dated 21st May 2014.

Environmental Desk Study and Preliminary Risk Assessment Apple Environmental May 2014

Land Contamination Site Investigation and Generic Risk Assessment Apple Environmental May 2014

QTS Environmental Report No: 14-21918

20 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Southern Planning Practice letter dated 21st May 2014.

Temporary Parking Provision and material storage Drawing No. H/222/A/AJW/001

Email from Alex Webb dated 29th July 2014

Email from Alex Webb dated 31st July 2014 with attached tracking plan Drawing Number BSY/SE,P/01

21 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Southern Planning Practice letter dated 21st May 2014.

Temporary Parking Provision and material storage Drawing No. H/222/A/AJW/001

Email from Alex Webb dated 29th July 2014

Email from Alex Webb dated 31st July 2014 with attached tracking plan Drawing Number BSY/SE,P/01

22 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

Reason: *In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.*

Details submitted:

Southern Planning Practice letter dated 21st May 2014.

Reasons for approval

The details hereby approved are considered to be 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.



Mr Chris Murray
Service Manager (Planning Development)
Date: 14th October 2014