



Havant
BOROUGH COUNCIL

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Mr C Flint
Chris Flint Associates Ltd
2 Emerald Close
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For: Mr L Johnson

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015
Grant of Planning Permission**

Application Number: APP/18/00545

Site Address: 36 - 38 Station Road, Hayling Island, PO11 0EQ

Proposal: Variation of Conditions 2 and 10 of Planning Permission APP/16/00060 relating to alteration from cladding material to render.

Further to your application received on 23 May 2018, 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 regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Proposed Site Plan drwg.no 110-B received 17 March 2016
 - Proposed Location and Block Plan drwg.no 100-D received 17 March 2016
 - Proposed Elevations North and East drwg.no 126-A received 17 March 2016
 - Proposed Elevations South and West drwg.no 125-A received 17 March 2016
 - Proposed Ground and First Floor Plans drwg.no 115-A received 17 March 2016
 - Proposed Second Floor and Roof Plans drwg.no 116 received 20 January 2016
 - Proposed Perspective Views drwg.no 191-B received 20 January 2016
 - Proposed Perspective Views drwg.no 191-C received 20 January 2016
 - Proposed Perspective Views drwg.no 191-D received 20 January 2016
 - Design and Access Statement received 25 February 2016
 - Parking Strategy received 20 January 2016
 - Viability Assessment received 5 May 2016
 - Environmental Risk Assessments received 20 January 2016
 - Ecological Assessment received 20 January 2016
 - Biodiversity Checklist received 20 January 2016
 - Materials Schedule Revision 01
- Reason:** - To ensure provision of a satisfactory development.

Our Ref: APP/18/00545

- 2 Prior to the commencement of any specific phase of development approved by this planning permission (other than demolition, site clearance, or any other date or stage in development as may be agreed in writing with the Local Planning Authority), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment may comprise separate reports as appropriate, but shall be undertaken by competent persons and unless specifically excluded in writing by the Local Planning Authority, shall include;
- 1) An intrusive site investigation based on the proposals outlined within the "Constructive Evaluation Phase 1 Environmental Risk Assessment" (Ref: 15.8909); 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 all identified receptors.
 - 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, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance of engineered mitigation measures, and arrangements for 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 previous land uses (&/or activities) on site and in the vicinity, that could pose a risk to future occupiers of the site.
- 3 Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with Condition 2 above shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan"). The long-term monitoring and maintenance plan shall be implemented as approved.
- 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 previous land uses (&/or activities) on site and in the vicinity, that could pose a risk to future occupiers of the site.

- 4 The development shall not be brought into use prior to the completion of the implementation of all drainage provision in full accordance with the plans and details approved by the Local Planning Authority on 23 October 2018 and comprising:
Existing roof and hardstanding drainage calculations - received 4/10/18
Existing surface water drainage on site - CFA FULL 200 Rev P - received on 4/10/18
Proposed roof and hardstanding drainage calculations - received on 4/10/18
Proposed foul and surface water drainage plan - Drwg No. 17493/200 Rev P3
Reason: to ensure appropriate surface water management measures are implemented in order to mitigate any contribution to downstream surface water sewer flooding, and to prevent surface water systems acting as a vector for pollution or mobilising agent likely to driving significant migration of any contamination that my found to be present on site. This condition is imposed having due regard to Havant Borough Local Plan (Core Straegy) 2011, Policy DM10, DM17 of the Havant Borough Wide Local Plan (Allocations) 20147, and the National Planning Policy Framework 2012.
- 5 The car parking, servicing and other vehicular access arrangements along with all external works shown on the approved plans hereby permitted shall be fully completed and made fully available for use prior to the occupation of the first residential unit.
Reason: In the interests of highway safety and the amenities of the area having due regard to policy CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development shall be carried out in accordance with the levels detials approved by the Local Planning Authority on 23rd July 2018 comprising:
Drwg No: CFA/FULL/01 - Proposed Levels
Reason: In the interests of the visual amenities of the area and the amenities of adjoining properties, and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 7 The soft landscaping scheme shall be completed in full accordance with the approved details prior to the occupation of the last dwelling. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012.
- 8 Provision to be made within the site for contractor's vehicle parking during the site clearance and construction phase and the provision to be made within the site for a material storage compound shall be carried out in accordance with the plans approved on 23 July 2018 comprising:
Drwg No: CFA/FULL/S1 - Site Management Plan
Reason: To safeguard the amenities of the locality and/or 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.
- 9 Notwithstanding any description of materials approved under Planning Permission APP/16/00060, the development shall only be carried out in accordance with the Materials Schedule hereby approved.
Reason: To ensure the appearance of the development is satisfactory and having

Other Important Information:

- (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 6571.
 - (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.
 - (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 Development Control Service at the Plaza or by telephoning 023 9244 6015.
- (1) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,
- In this instance:
- You sought and were provided with pre-application advice,

Simon Jenkins

Simon Jenkins
Head of Planning (East Hampshire and Havant)

30 October 2018