



Havant
BOROUGH COUNCIL

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Mr Paul Spratt
Cryfern Homes Ltd

Our Ref: APP/17/01047
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20 September 2018

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

Application Number: APP/17/01047

Site Address: Land rear of 38-40 Long Copse Lane, Emsworth, PO10 7UR

Description: Variation of Condition 21 of Planning Permission APP/14/00064 (Development of existing paddock with 4 No. five bedroom houses and access drive) to vary approved plans relating to position and shape of site road and minor changes to design of dwellings (approved 07/12/2017). Request of Discharge Conditions 2 and 7 (14.12.2017). Request to Discharge Condition 3 (21.02.2018). Request to Discharge Condition 11 (20.08.18).

This decision relates to your request to discharge conditions which was valid from 20/08/2018.

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/17/01047.

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

Condition 11:

The dwellings hereby permitted shall not be occupied until the access and highway improvements to Redlands Lane have been carried out in accordance with details shown on Drawing No.111036/PO6A approved under APP/14/00064 and prior to the occupation of the last dwelling to be occupied, surfacing with fine gravel shall be carried out in accordance with the Design and Access Statement 'Track Surfacing', submitted with the current application. A specification for the fine gravel shall first be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the protection of trees and having due regard to policies DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Cotswold 20mm Data Sheet

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.

The applicant is reminded that there must be no surface alterations to the right of way, nor should any work be carried out which affect its surface, without the prior permission of

Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980. In relation to this application a highway agreement will be required.

- (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
Head of Planning (East Hampshire and Havant)
Date: 20 September 2018