



Havant
BOROUGH COUNCIL

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Our Ref: APP/17/01047
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Ask For: Ms R Ballam
Email: planning.development@havant.gov.uk
01 February 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).

This decision relates to your request to discharge conditions which was valid from 14/12/2017.

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 7:

No above ground development hereby permitted shall be commenced until a detailed soft landscaping scheme, including a new tree planting schedule, for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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 CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted:

Dwg No: 122.15_110 - Landscape Plan
Landscape Specification

Condition 2:

No development hereby permitted nor any related site clearance shall commence until a Construction Management Statement and plan 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
- materials store

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 safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Dwg Nos: 122.15_101 - Sitewide Elements Plan and Construction Method Statement

Dwg Nos: 122.15_102 - Sitewide Elements Plan Redlands Lane

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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
Date: 01 February 2018