



Havant
BOROUGH COUNCIL

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To:
Mr Spiller
Chapman Lily Planning Ltd
Unit 5
Designer House
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BH20 4DY

For: .
Fortitudo Ltd

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Approval of Reserved Matters

Application Number: APP/17/01202

Site Address: The Curlew, Petersfield Road, Havant, PO9 2HU

Proposal: Reserved matters application for landscaping of the site following outline planning permission reference APP/17/00369 and amendment to proposed cycle store.

Further to your application received on 13 November 2017 (which was valid from 14 November 2017) Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 2 of Outline Planning Permission 17/00369/** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Outline Planning Permission 17/00369/ dated 08 November 2017.
- (ii) The plans and other documents submitted with your application, as amended by plans and documents received on 19 June 2017 and as supplemented by additional information and /or plans received on 27 July 2017, 25 October 2017 and 30 October 2017 and
- (iii) The following additional conditions:

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Landscape Proposals Drawing No. 2107/1D Rev D
Site, Block & Location Plans Drawing No FB 5728/100 Rev P
Street Scene & Bin and Bike Stores Drawing No. 106 Rev H
Reason: - To ensure provision of a satisfactory development.
- 2 The landscaping works shown on the approved plans (Landscape Proposals Drawing Number 2017/1D rev D) shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved in writing by the Local Planning Authority or within the first planting season

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following first occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory 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.

- 3 Notwithstanding any description of materials in the application no above ground construction works in relation to the proposed cycle store shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

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

- 4 The proposed development shall not be occupied unless and until the cycle store and visitor cycle parking shown on the approved plans has been constructed and made available for use.

Reason: In the interests of encouraging sustainable modes of transport and having due regard to Havant Borough Local Plan (Core Strategy) 2011 policy DM13 and the National Planning Policy Framework.

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 6573.
- (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 Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of

existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.

(6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

(7) 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 were updated about issues after the initial site visit.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

13 February 2018