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Our Ref: APP/17/01141
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Email: planning.development@havant.gov.uk
13 April 2018

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

Application Number: APP/17/01141

Site Address: Land at, 38-44 London Road, Purbrook, Waterlooville

Description: Construction of 43no. retirement apartments for older persons including communal facilities, parking, associated landscaping with access from Stakes Road and 2no. commercial/retail units fronting onto London Road. Revised scheme from Planning Permission APP/15/00896 (21.12.17). Request to Discharge Condition No.s 3,5,6,7,8,9,10,13,14,15,16 and 17(09.03.18).

This decision relates to your request to discharge conditions which was valid from 09/03/2018.

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/17/01141.

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

Condition 6:

No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

- (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available 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.

Details submitted:

Site set-up plan SO-2168-05-AC-005-A

Condition 7:

No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: in the interest of the appearance of the development and having due regard for Policy CS16 of the Local Plan (Core Strategy 2011) and the National Planning Policy Framework 2012.

Details submitted:

Site survey party wall plan SO-2168-05-AC-001-A

General Site plan SO-2168-05-AC-002-A

Hard Landscape drawing SO-2168-05-LA-003

Ground Beam layout SO-2168-05-SE-8377-002

Condition 8:

No above ground construction works shall take place until a more detailed soft landscaping scheme 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 CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Hard Landscape drawing SO-2168-05-LA-003

Soft Landscape drawing SO-2168-05-LA-004

Condition 9:

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 CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Hard Landscaping drawing SO-2168-05-LA-003

Condition 10:

No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Construction details boundaries SO-2155-05-LA-006

Hard Landscape drawing SO-2168-05-LA-003

Soft Landscape SO-2168-05-LA-004

External retaining wall SO-2168-05-SE-8377-006A

Condition 13:

No development shall commence until a scheme for the eradication and / or control of Japanese Knotweed shall be submitted to and approved by the Local Planning Authority and the approved scheme shall be implemented prior to the commencement of the use of the building.

Reason: in the interests of the amenity of the locality and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Japanese Knotweed assessment and methodology
Completion report and warranty

Condition 17:

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. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the adjacent conservation area and having due regard to policies and proposals CS16, CS11 and DM20 of the Havant Borough Local Plan (Core Strategy and Allocations) 2011 and the National Planning Policy Framework.

Details submitted:

See cover letter - currently no meter boxes/metal ducting/flues proposed

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: 13 April 2018