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Our Ref: APP/14/00064
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Ask For: Mr S Kennedy
Email: planning.development@havant.gov.uk
12 May 2017

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

Application Number: APP/14/00064

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

Description: Development of existing paddock with 4No. five bedroom houses and access drive. (Revised application). (Approved 16.05.14). Request to Discharge Condition No.s 2,3,4,5,12,15,16 and 20 (10.03.17).

This decision relates to your request to discharge conditions which was valid from 13/03/2017.

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/14/00064.

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

Condition 2:

Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted:

Schedule of materials REF CH01 Rev B - Received 09/05/2017

Condition 3:

No development hereby permitted shall be commenced until a 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 CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted:

CH01 SK01 Site Plan

CH01 SK02 Redlands Lane Plan

CH01 SK05 Landscape Plan

Landscape Specification

Condition 4:

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 occupied 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted:

CH01 SK02 Redlands Lane Plan

CH01 SK01 Site Plan

Schedule of Materials

Condition 5:

No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

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, March 2012.

Details submitted:

CH01 SK01 Site Plan

CH01 SK02 Redlands Lane Plan

Condition 12:

No development hereby permitted shall commence on each phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

Details submitted:

CH01 SK01 Site Plan

CH01 SK02 Redlands Lane Plan

Drainage calcs

Plan ES1660 502-02P Rev A

Condition 16:

The development shall be carried out fully in accordance with the following:

- i) The Tree Protection Plan and Arboricultural Impact Appraisal and Method Statement produced by Barrell Tree Consultancy (reference 12080-AIA-DC) and dated 07 September 2012 and,
- ii) The Tree Protection Plan Barrell Plan Ref: 12080-BT2 received by the Local Planning Authority on 21 January 2014 and,
- iii) The additional Tree Protection Plan (for Redlands Lane), Barrell Plan Ref: 12080-BT3, received with the Barrell Consultancy letter dated 21 March 2014 and a detailed description of tree protection measures for Redlands Lane which shall first be submitted to and approved in writing by the Local Planning Authority and,
- iv) A further additional Tree Protection Plan (for Redlands Lane), to show tree protection measures extended further south along Redlands Lane and at the field entrance, which shall first be submitted to and approved in writing by the Local Planning Authority.

Furthermore, details of any tree pruning works to trees within the site, including those along the Redlands Lane access, which are to be carried out as part of the development works hereby approved, shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that development does not significant harm the trees surrounding the site and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Development Plan and National Planning Policy Framework, March 2012.

Details submitted:

Barrell Tree Consultants Impact Appraisal and Method Statement 12080-AA-DC

Tree Protection Plan 12080-BT2

Updated Tree Protection Plan 12080-BT3,

Updated Tree Information letter 21.03.14

CH01 SK03

CH01 SK04

Further method statement for drainage works within Root Protection Zone - Received from Barrell Tree Consultants by email 04/05/2017.

Condition 20:

No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies D1 and L6 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Further method statement for drainage works within Root Protection Zone - Received from Barrell Tree Consultants by email 04/05/2017

Dwg. CH01 SK01

Dwg. CH01 SK02

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 following conditions cannot be discharged at this time: Awaiting revised plan detail.

Condition 15:

Construction of the buildings hereby permitted shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

Details submitted:

CH01 SK01
CH01 SK02

- (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: 12 May 2017