
Site Address: 8 Iris Close, Havant, PO9 2FY
Proposal: Non-material change to Planning Permission APP/12/01222 relating to proposed new planting to land opposite 8 Iris Close, Denvilles, Havant.
Application No: APP/17/00448 Expiry Date: 24/05/2017
Applicant: Mr Lawrence
Barratt David Wilson Homes
Agent: Case Officer: Simon Kennedy
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located opposite to the frontage of 6 Iris Close, Havant, PO9 2FY and is currently a maintained grass area.

The site forms part of a larger landscaping scheme for the Nursery Field development site approved under Havant Borough Council planning reference APP/12/0122.

2 Planning History

APP/14/00775 - Discharge of Conditions 24, 26 and 27 of Planning Permission APP/12/01222 (Part B - Outline permission for Copseys Nursery site), SPL,17/10/2014

APP/14/00986 - Discharge of Condition Nos. 8 and 26 of Full Planning Application APP/12/01222 (A) and Condition Nos. 10 and 28 of Outline Planning Permission APP/12/01222 (B)., PERM,31/03/2015

APP/14/01284 - Discharge of Condition No/s: (Manor Farm) (A) 19, 21, 23; (Copsey's Nursery) (B) 4, 5, 6, 7, 9, 16, 17, 22, 24 of Planning Permission APP/12/01222, PERM,31/03/2015

APP/15/00746 - Discharge of Condition No/s 24, 29 and 30 of Planning Permission APP/12/01222 for the outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park. , SPL,10/11/2015

APP/15/00999 - Discharge of Condition Nos. 2, 3, 4, 5, 7, 8, 9, 14, 15, 17, 22, 23 and 24 of Planning Permission APP/14/00767 for erection of 35No. dwellings, comprising 6No. 2 bed, 11No. 3 bed and 18No. 4 bed houses, community building and allotments with associated access, parking, landscaping, open space and works.), SPL,03/12/2015

3 Proposal

Non-material change to Planning Permission APP/12/01222, relating to proposed replacement planting to land opposite 6 Iris Close, Denvilles, Havant.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Havant Borough Council Landscaping Team.

6 Community Involvement

Not applicable for non-material amendment application.

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

The acceptability of the proposed planting, in order to mitigate the landscaping previously removed contrary to the approved landscaping details.

The proposed planting is required to mitigate the loss of an existing hedge and tree shown to be retained in the approved landscaping plan. The proposed planting is considered acceptable as it provides for a native hedge covering a greater area than the hedge removed, the proposal also provides for a replacement tree.

8 Conclusion

The proposed alterations are considered to represent a non-material amendment and permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00448 subject to the following conditions

- 1 The landscaping proposed must be provided in accordance with Drwg. No. BSH 17581 13D no later than 6 weeks beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and to secure the implementation of replacement landscaping in the interest of the amenity of the site and having

due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drwg. No. BSH 17581 13D - Landscape proposals

Drwg. No. P754/LOC/01 RevB

Reason: - To ensure provision of a satisfactory development.