



Havant
BOROUGH COUNCIL

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Our Ref: APP/16/00583
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29 September 2017

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

Application Number: APP/16/00583

Site Address: Plot 1 - The Retreat, Croft Lane, Hayling Island

Description: Demolition of existing stable block and erection of 1No. dwelling incorporating swimming pool and detached double garage. (Approved 17.11.16). Discharge of condition No/s 2, 5, 7, 8, 9, 10 and 11 (26.06.17).

This decision relates to your request to discharge conditions which was valid from 26/06/2017.

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/16/00583.

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

Condition 5:

No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period, and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and to avoid damage to the health of existing trees, and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

Details submitted:

Peter Milburn Letter dated 14/6/17

Peter Milburn Letter dated 27/6/17

Materials Storage Area Plan received 21/9/17

Condition 8:

Development shall proceed in accordance with the ecological mitigation measures detailed within Phase 2 reptile survey (PV Ecology, September 2016) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed strategy.

Reason: to provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Details submitted:

Letter dated 14.6.17

Ecological report dated September 2016

Email from Peter Milburn dates 26/6/17

NB. Please note that this is a compliance condition and requires ongoing management/maintenance.

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: 29 September 2017