



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Butler
John Pardey Architects
Beck Farm Studio
St. Leonards Road
East End
Lymington
SO41 5SR

Our Ref: APP/16/01079
Direct Line: (023) 9244 6546
Ask For: Mrs R McMurray
Email: planning.development@havant.gov.uk
11 September 2017

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

Application Number: APP/16/01079

Site Address: 26 The Kench, Ferry Road, Hayling Island, PO11 0DF

Description: Demolition of existing dwelling and erection of 1No.3 bed replacement dwelling with associated landscaping and improvement of sea defences (approved 22/12/2016). Request to Discharge Conditions 2 and 5 (07/07/2016).

This decision relates to your request to discharge conditions which was valid from 07/07/2017.

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/16/01079.

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

Condition 2:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or 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 policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

A drawing showing details of the proposed external materials

Condition 5:

Prior to the commencement of the development hereby approved, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the measures that will be implemented to avoid and minimise impacts to the adjacent designated sites (SSSI/SPA/Ramsar/SAC) and shall include (though not necessarily be limited to):

- Ensuring best practice is in place for operating machinery to reduce unnecessary noise;
- No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor) to be undertaken during the bird overwintering period (i.e. October to March inclusive), unless the existing noise level measured from the sensitive receptor already exceeds 69dbAmax; in which case, no such works shall be undertaken during the specified period if the resulting noise level would exceed the existing noise level measured from the sensitive receptor (NB: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat (e.g. high tide roosting site). In this instance, the Chichester & Langstone Harbours SPA, which is adjacent to the site and could be impacted by this proposal).
- In accordance with Environment Agency guidelines, all reasonable precautions shall be undertaken to ensure that no pollutants enter the water-course.
- All materials, equipment and machinery shall be stored in a designated compound, within the curtilage of the property and outside the SSSI.
- The applicant shall carry out operations in such a way as to give rise to as little damage as reasonably practical to the SSSI. This includes restricting vehicles movements within the SSSI/SPA/Ramsar/SAC to a minimum.
- All contractors working on site shall be made aware of the designation afforded Chichester & Langstone Harbours as a SSSI and be provided with a map that clearly shows its defined boundary in relation to the development site.

The development hereby permitted shall only be carried out in accordance with the approved CEMP.

Reason: To safeguard sites of acknowledged ecological importance and minimise disturbance to over-wintering birds, and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

A construction environmental management plan (CEMP) as amended on 8/9/17

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: 11 September 2017

