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Our Ref: APP/16/00379
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Ask For: Mr S Kennedy
Email: planning.development@havant.gov.uk
14 June 2017

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

Application Number: APP/16/00379

Site Address: Land South of, Ranelagh Road, Havant

Description: Erection of 11No. 3 bedroom houses, 2No. 2 bedroom houses and 5No. 2 bedroom flats (approved 20.2.17). Request to Discharge Condition Nos 3, 4, 5, 8, 9, 10, 11, 13, 14, 18, 19, 21 and 22 (recd 27.3.17)

This decision relates to your request to discharge conditions which was valid from 27/03/2017.

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/16/00379.

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

Condition 8:

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(s) 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:

External Finishes Schedule

Condition 9:

No above ground construction works in relation to the development hereby permitted shall take place 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

External Works - 14-2260-600 C7

Condition 13:

No development hereby permitted shall be occupied 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 occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Paving Layout & Boundary Treatment - 14.074.202 A

Note to applicant - Approval of details pertaining to this condition does not approve details required under condition 11.

Condition 14:

No development hereby permitted shall be occupied until a specification of the provision to be made for the storage and disposal of refuse following the commencement of occupation of the buildings hereby permitted 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 such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Paving Layout & Boundary Treatment - 14.074.202 A

Bin & Bike Store - 14.074A.08

Condition 18:

The development hereby permitted shall not be occupied unless and until cycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage sustainable transport options for future residents in the interests of minimising off site highway impacts and having due regard to policies DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Paving Layout & Boundary Treatment - 14.074.202 A

Bin & Bike Store - 14.074A.08

Condition 19:

No development hereby permitted shall be occupied until a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. Such plan shall include long term design objectives, management responsibilities and implementation and maintenance schedules for all landscape areas for a minimum period of five years.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance and

having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Landscape Management and Maintenance Plan

Condition 21:

The development hereby permitted shall not proceed above ground level until plans and particulars specifying the provision to be made for external lighting of the parking area to apartments Plots 14-18 has been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be provided prior to the occupation of these units and thereafter maintained. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and in the interest of nature conservation and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Note to discharge condition 21

Thorn Lighting Plan - TLL/S?0128358/EX/R1/050614

Condition 22:

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 - 14.074.201-A

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: 14 June 2017