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01 November 2017

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

Application Number: APP/17/00247

Site Address: Yacht Haven, Copse Lane, Hayling Island, PO11 0RH

Description: Demolition of existing dwelling and erection of 1No. 4 bed dwelling, double garage, boat house and swimming pool, works to trees with Tree Preservation Orders - removal of 1No. Oak tree and reduction to the southern limb of 1No. Oak (approved 12/06/2017). Request to Discharge Conditions Nos. 3, 5, 6 and 11 (21.08.2017).

This decision relates to your request to discharge conditions which was valid from 25/08/2017.

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/17/00247.

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

Condition 3:

Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In the interest of preventing impacts and disturbance to the national and international designations of Chichester Harbour SPA, SAC, SSSI and Ramsar sites having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Further advice on mitigation

The Construction Environmental Management Plan (CEMP) shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites. It shall also include details on how certain activities will be limited in time, location and noise level to minimise the risk of disturbance to SPA birds. The following issues should be addressed:

- Noise disturbance
- Visual disturbance

- Increased light disturbance (including after daylight hours)
- Vibrations by works
- Dust, silt and other works-related pollutants that may run-off into the protected site.

Details submitted:

CEMP Plan document agb Environmental dated 12th July 2017

Condition 5:

Prior to the commencement of the development hereby permitted an ecological mitigation, compensation and enhancement strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall be informed by the recommendations detailed within the Phase 1 Bat Report (David Leach Ecology, February 2017) unless otherwise agreed in writing by the Local Planning Authority. Development shall then proceed in strict accordance with any agreed strategy, with all mitigation, compensation and enhancement features permanently retained and maintained.

Reason: To provide ecological protection and enhancement in accordance with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, the Conservation Regulations 2010, Wildlife & Countryside Act 1981, Natural Environment & Rural Communities Act 2006 and the National Planning Policy Framework.

Details submitted:

Mitigation, Compensation & Site Enhancement Plan David Leach Ecology Ltd July 2017

Condition 6:

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 ecology of the area, the amenities of the locality and in the interests of traffic safety 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.

Details submitted:

Site Set up Plan Drawing No. P16-082 01-02-006A Rev A

Condition 11:

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the buildings 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:

Material Matrix

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: 01 November 2017