



Havant
BOROUGH COUNCIL

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For: Mr Flatt
Homes and Communities Agency

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015

Approval of Details

Application Number: APP/17/01001

Site Address: Colt International Ltd, New Lane, Havant, PO9 2LY

Proposal: Application to determine whether prior approval is required for the method of demolition of buildings including slab removal and any proposed restoration of the site.

Further to your application received on 12 September 2017, which was valid from 13 September 2017, Havant Borough Council, as Local Planning Authority, having determined that prior approval is required for the method of demolition and any proposed restoration of the site, **Grants Approval** for the method of demolition and any proposed restoration in accordance with the details submitted.

This approval is subject to:

- (a) Compliance with the plans and other documents submitted with regards to your application, and
- (b) The demolition commencing before the expiration of 5 years from the date on which this approval was given.
- (c) The following conditions
 - 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Ecology Report Bat Dusk Emergence / Dawn Return Surveys 15th June 2017
 - Supporting/Planning Statement September 2017
 - Archaeological Desk-Based Assessment A090070-182 June 2017
 - Tree Constraints Plan received 12th September 2017
 - Site Plan COLT_HAV_SP_001 Rev A
 - Location Plan 02 A090070-182(ST1)02
 - Email from WYG dated 11th October 2011 confirming demolition limited to above ground structures only
 - Reason:** - To ensure provision of a satisfactory development.

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- 2 No works or ancillary operations associated with the demolition of buildings on this site which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Saturday, Sunday or Bank Holiday, nor on any other day except between the following times Monday to Friday 08.00 – 18.00 hours (as stipulated within the Planning Statement); unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise and vibration nuisance having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The commencement of the demolition shall not take place until a programme for the suppression of dust during the demolition of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of demolition and associated storage of demolition materials unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 During the site demolition and clearance phase no bonfires whatsoever shall take place on the site.

Reason: To protect the amenity of nearby residential properties having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved in writing by the Local Planning Authority. Such details shall include, location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Note to applicant: *Although no night time working is advised within the Planning Statement, consideration should be given to light requirements especially during late afternoon periods in winter.*

Reason: To protect the occupants of nearby residential properties from light disturbance / pollution having due regard to policy DM10 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.
- 6 The demolition works shall not take place unless and until a detailed Arboricultural Implications Assessment and Arboricultural Method Statement or Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. Tree protective fencing and any other mitigation measures shall be provided on site in accordance with the approved details prior to the commencement of development and retained and maintained throughout the demolition process.

Reason: To ensure that trees on and adjacent to the site are protected from potential harm during the demolition process in the interests of the character and visual amenities of the area and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 Prior to the demolition taking place details shall be provided for the location of areas for the storage of materials arising from the demolition which are to be retained on site including proposals to reduce the visual impact of such area(s).

Reason: In the interests of the character and appearance of the area and having due

- 8 Notwithstanding any submitted details the demolition hereby approved shall be limited to above ground structures only.

Reason: To limit risks of potential contamination mobilisation, pollution to water resources and to limit impacts on potential archaeology having due regard to policies CS11 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning (General Permitted Development) (England) Order 2015 . 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 submitted plans, and other documents may lead to enforcement action being taken by the Council. If you wish to depart from the approved details in any way you should contact the Planning and Development service at the Civic Offices or by telephoning (023)9244 6015.
- (3) Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as trees, buildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.
- (4) Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.
- (5) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit

- (6) Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

11 October 2017