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19 May 2017

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

Application Number: APP/16/00368

Site Address: 19A Salterns Lane, Hayling Island, PO11 9PH

Description: Demolition of existing dwelling and construction of 1No. 3 bed detached house with rear balcony; re-roofing of existing garage. (Approved 30.09.16). Request to Discharge Condition Nos. 8 and 10 (30.03.17).

This decision relates to your request to discharge conditions which was valid from 30/03/2017.

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/16/00368.

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

Condition 8:

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, in liaison with Natural England. The Construction Environmental Management Plan shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites. Such measures shall include, amongst other things:

a) A screen fencing along the northern boundary to both avoid visual disturbance to birds and to prevent construction storage close to the waters edge;

b) All contractors working on site should be provided with a map that clearly shows the boundaries of the Chichester Harbours SSSI in relation to the development site.

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: To protect the habitats of the adjacent SPA, Ramsar and SAC in accordance with the Habitats Regulations, National Planning Policy Framework, and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.

Details submitted:

CEMP document - Published to Havant Borough Council website on 06/04/2017

Revised CEMP plan - Published to Havant Borough Council website on 12/05/2017

Condition 10:

No external lighting shall be installed either on the hereby approved buildings or anywhere within the site

unless a detailed external lighting strategy is first submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme shall thereafter be maintained as approved.

Reason: To avoid light spillage and disturbance to bats and protected species 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:

Lighting specification - Philip's Capricorn Wall Lamp, Anthracite or similar.

Note to applicant - No alternative lighting will be acceptable that either increases the vertical light distribution or increases the luminosity of the approved specification.

Garage Elevations showing position of lighting and bat boxes - Published to Havant Borough Council website on 12/05/2017.

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: 19 May 2017