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02 April 2013

**Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/13/00183

Site Address: Hampshire Farm, Westbourne Road, Emsworth, PO10 7RN

Proposal: Discharge of condition 5, 6, 7, 16, 17, 19, 21, 22, 23, & 25 of Planning Application 10/74014/000

This decision relates to your application received on 20 February 2013 which was valid from 20/02/2013, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission 10/74014/000.

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

5. Construction of the buildings hereby permitted shall not commence on each phase until samples and details of all external facing and roofing materials for that phase have first been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

Details submitted:

The following documents have been submitted:

NE072-PL-ML02 Materials layout
External materials finishes schedule

The submitted details are considered acceptable and would match with the materials on phase 1. The details are therefore approved.

6. No development hereby permitted shall commence on each phase until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) for that phase have first been submitted to and approved in writing by the Local Planning Authority. Each development phase 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, CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

Details submitted:

The following documents have been submitted:

JNY7518-P2-181A External Works Layout

JNY7518-P2-182A External Works Layout

The hardsurfacing proposed is in keeping with the locality and as such accords with policy.

7. Construction of the buildings hereby permitted shall not commence on each phase 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 for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 9.

Details submitted:

The following documents have been submitted:

NE072-PL-ML02 Materials Layout

JNY7518-P2-181A External Works Layout

JNY7518-P2-182A External Works Layout

The boundary treatment matches that in phase 1 and would not be out of keeping with the character of the area. The details are considered acceptable.

16. No development hereby permitted shall commence on each phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework, and Planning Policy Statements 23 and 25.

Details submitted:

The following documents have been submitted:

JNY7518-P2-205B Plot Engineering Layout

JNY7518-P2-206C Plot Engineering Layout

The drainage details are considered to be acceptable and safeguards the amenity of the area.

17. No building foundations, overhead and underground services, trenches and other service excavations/installations on site shall be constructed on each phase until details for that phase have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

Details submitted:

The following documents have been submitted:

JKK7413-200-P4 Foundation Details

JKK7413-201-P5 Foundation Layout 1

JKK7413-202-P2 Foundation Layout 2

JNY7518-P2-205B Plot Engineering Layout

JNY7518-P2-206C Plot Engineering Layout

The submitted details are considered to be acceptable and safeguards the amenity of the area.

19. Construction of the buildings hereby permitted shall not commence on each phase until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels for that phase have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

Details submitted:

The following documents have been submitted:

JNY7518-P2-205B Plot Engineering Layout

JNY7518-P2-206C Plot Engineering Layout

The submitted details are considered acceptable and would not adversely affect the locality.

21. Construction of the buildings hereby permitted shall not commence on each phase until a specification of the provision to be made for the storage and disposal of refuse for that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

Details submitted:

A Refuse Strategy, dated 08/02/13 has been submitted to the Council. The details are considered acceptable.

22. No development hereby permitted shall commence on each phase until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and surface materials for any proposed roads, cycleways, bridleways and footpaths and routes to the open space, access facilities for the disabled and a programme for the implementation and making up of the same for that phase have been submitted to and approved in writing by the Local Planning Authority.

The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to policies CS16 and CS20 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

Details submitted:

The following documents have been submitted:

JNY7518-P2-120B Typical Road Construction

JNY7518-P2-121B Typical Road Construction.

JNY7518-P2-122 Permeable Paving Details

The details are considered to be acceptable and accords with policy.

23. The buildings/dwellings hereby permitted shall not be occupied on each phase until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

Details submitted:

A Street Lighting Layout (Drawing No. JNY7518-P2-1400F) has been submitted in support of the application. The lighting scheme is considered acceptable and as such the details are approved.

25. Construction of the buildings of each phase hereby permitted shall not commence until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. No dwelling or building on the site shall be occupied until its approved cycle parking serving it has been provided. The approved cycle parking shall be retained thereafter for their intended purpose.

Reason: To encourage sustainable travel and having due regard to policies CS16, DM11 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Guidance 13.

Details submitted:

A Cycle Storage Strategy Layout (Drawing No. NE072-PL-BIK01) has been submitted and accords with the Council's sustainable policies. The details are considered acceptable.

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.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)
Date: 02 April 2013