



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr M Gadd
KH SPV 5A Ltd
Farnagates House
Billingshurst Road
Wisborough Green

Our Ref: APP/16/00327
Direct Line: (023) 02392 446138
Ask For: Mr S Kennedy
Email: planning.development@havant.gov.uk
16 March 2017

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

Application Number: APP/16/00327

Site Address: 11 Bound Lane, Hayling Island, PO11 9HU

Description: Outline application for 5No. detached chalet style dwellings, 1No. detached bungalow, and one pair of semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access point (Approved 22/07/2016). Request to Discharge Conditions 4, 5, 7 and 8 (07/10/2016). Request to Discharge Conditions 6, 10, 11 and 12 (03/11/2016). Request to Discharge Condition 13(09.01.2017).

This decision relates to your request to discharge conditions which was valid from 09/01/2017.

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/16/00327.

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

Condition 4:

Prior to the commencement of any development activities a single detailed scheme of ecological mitigation, compensation and enhancement measures (including but not necessarily restricted to):

- site plan showing all ecological mitigation measures;
- details of site lighting;
- details of reptile mitigation measures;
- details of the ongoing management and monitoring of retained/enhanced habitats and who shall be responsible);

shall be submitted to, and agreed in writing by, the Local Planning Authority. Such details shall be in accordance with the mitigation, compensation and enhancement measures detailed within the Baseline Ecology Survey Report, Bat Survey and Mitigation Report and Reptile Survey and Mitigation Report (Verdant Ecology Ltd, September 2015). Any such measures shall thereafter be implemented in accordance with the agreed details and secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with the Wildlife & Countryside Act 1981, National Planning Policy framework, NERC Act 2006 and Policy CS 11 of the Havant Borough Local Plan Core Strategy 2011.

Details submitted:

Ecological Mitigation Plan Rev B 10/11/16 - Viewpoint Associates LLP

Condition 5:

Prior to the commencement of the development hereby permitted an Arboricultural Method Statement in relation to any works proposed within the Root Protection Areas of the retained trees shall be submitted to and approved in writing by the Local Planning Authority. All works within the Root Protection Areas shall thereafter take place fully in accordance with the approved Arboricultural Method Statement.

Reason: To protect important trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Arboricultural Method Statement Rev B 08/090/16 - Viewpoint Associates LLP

Condition 6:

No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the character and appearance of the area and the amenities of adjoining residents having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drawing No. 28476-101.P3 GA showing existing, finished floor and site levels.

Condition 7:

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.

(iii) The provision to be made for any site huts during the 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/or 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:

Drwg No: JF/1318/16 - Site Setup and Layout Plan as revised and received by email from planning agent on 14/11/2016

Condition 8:

No development shall commence unless a method statement to demonstrate the proposed method of controlling the reversing of vehicles from the site during construction has been submitted to and approved in writing by the Local Planning Authority. The approved method shall be used during the course of the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drwg No: JF/1318/16 - Site Setup and Layout Plan as revised and received by email from planning agent

Condition 10:

No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drawing No. 28476-101.P3 - specifying surface water and foul drainage arrangements.
Email from BBS Building Control confirming drainage layout (Drawing No. 28476-101.P3) is in compliance with Schedule 1 Requirement Part H of Building Regulations 2010 - Received 21/01/2017.
Email from applicant confirming that Highway gully soakaways will be protected by interceptors - Received 31/01/2017.

Condition 11:

Notwithstanding the submitted details the development hereby permitted shall not commence unless and until a plan showing details of the proposed junction levels, the materials for the construction of the junction including edging design together with the method of construction have been submitted to and approved in writing by the Local Planning Authority. The junction construction shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To ensure appropriate and safe access is provided to the site and that the adjacent protected Oak Tree having due regard to policies CS11, CS20 and DM8 of the Havant Borough Local Plan Core Strategy 2011 and the National Planning Policy Framework.

Details submitted:

Drawing No. 28476-102.P1(Surfacing), 28476-103.P2 (Sections) and 28476-101.P3 GA (specifying junction make up and levels.)

Condition 12:

No development hereby permitted shall commence 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 occupied 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 CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drawing No. 28476-102.P1 (Surfacing) and 28476-103.P2 (Sections)
Photograph 6mm Buff Quartzite.jpg providing details of open hardstanding areas.

Condition 13:

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 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 policy

CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Material samples received 09.01.17.

Material schedule published 24.01.2017.

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: 16 March 2017