



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 A Williams
Driftstone Developments Ltd
Unit G046
Building 1000
Lakeside North Harbour
Portsmouth
PO6 3EZ

Our Ref: APP/15/00728
Direct Line: (023) 02392 446138
Ask For: Mr S Kennedy
Email: planning.development@havant.gov.uk
15 March 2017

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

Application Number: APP/15/00728

Site Address: Land to rear of 41-49 Frogmore Lane, Waterlooville

Description: Outline application for the construction of 4No. detached 3 bed chalet style bungalows with approval for access, appearance, layout and scale with landscaping reserved. (Revised application.)(Approved 04/09/2015). Request to Discharge Condition 14 (30/09/2016). Request to Discharge Condition No.s 5, 6, 13 and 15 (18.01.17)

This decision relates to your request to discharge conditions which was valid from 18/01/2017.

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/15/00728.

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

Condition 5:

No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for the proposed access road, parking areas and turning head (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Construction Details 004 Rev A

Construction Details 005 Rev A

Confirmation of street lighting details received by email on 15/03/2017

Condition 13:

No development shall commence on the site until details of the design, depth and type of building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavations on site, insofar as they may affect trees and hedgerows on or adjoining the site, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at the site and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Surface Finishes & Setting Out 003 Rev B

Condition 14:

Prior to the commencement of development, a detailed written scheme of reptile mitigation, compensation and enhancement measures (to include but not necessarily be restricted to: details of habitat clearance; handling of reptiles; fencing; ongoing management or refuge area) shall be submitted to and approved in writing by the Local Planning Authority. All reptile mitigation, compensation and enhancement features shall be retained and maintained in perpetuity in accordance with the agreed details.

Reason: To protect and enhance biodiversity and having due regard to policies CS11 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

Details submitted:

Reptile Mitigation Strategy - Produced by Ecosupport - Dated September 2016 and published on Havant Borough Council Website 03/10/2016.

Condition 15:

No development hereby permitted shall commence until plans specifying the details of the proposed garages have been submitted to and approved in writing by the Local Planning Authority. The construction of the garages shall be completed in full accordance with such plans unless otherwise agreed in writing by the Authority.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Proposed Site Plan PL20

Proposed Garages Block Plan PL10

Proposed Garages Plots 1,2 and 3 PL11

Proposed Garages Plot 4 PL12

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.

The following conditions cannot be discharged at this time:

Condition 6:

No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors and ridges of the proposed buildings and the surrounding ground levels, in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and occupiers of nearby dwellings and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Please note that the details submitted for discharge of condition 6 are contrary to the approved plans, as such the condition can not be discharged and no work should commence on site until such a time as this can be resolved.

Details submitted:

Engineering Layout 002 Rev D

- (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: 15 March 2017