Havant
BOROUGH COUNCIL

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To:
C Ward
Bryan Jezeph Consultancy
The Gallery
3 South Street
Titchfield
Hants
PO144DL

For: K Hellyer
C & G Building Contractors (UK) Ltd
Meon Valley Developments Ltd

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: APP/10/00353
Site Address: Land rear of 46 Gladys Avenue, Cowplain, Waterlooville, PO8 8HS

Proposal: Discharge of Condition No's 4, 5, 6 & 9 of Planning Permission 08/68395/002.

This decision relates to your application received on 02 July 2010 which was valid from 02 July 2010, 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 08/72647/001.

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

4 No development shall take place until details of external lighting, if any, boundary treatment and samples of the materials to be used in the construction of the external surfaces of the building and associated car parking and paving hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Submitted Details:

Lighting: One half lantern pir 60w on front wall
Materials: Brick Baggeridge Ridgeway Multi stock and Sandtoff Calerdale - dark grey
Roof tile: Samples submitted
Car parking area to be surfaced in tarmac.

The submitted details are considered to be acceptable to discharge Condition 4.

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5 No development shall take place until details of the provision to be made for the storage and disposal of refuse from the use of the dwelling have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The dwelling shall not be brought into use before the refuse storage facilities are completed.

Submitted Details:

The plans amended on 13 August 2010. The plans show a paved area in the rear garden for bins which would then be moved to the front of the property on collection day. This is considered to be acceptable to discharge Condition 5.

6 No development shall take place until details of finished floor levels and existing and proposed ground levels (above ordnance datum) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Submitted Details:

Additional information in the form of a Site Levels Plan received on 18 August 2010, and email from Mr Hellyer dated 25 August 2010 in respect to levels comprising a survey of surrounding ground levels and the proposed ffl is 63.50. Surrounding levels are between 63.23 and 64.44, with carriage being about 63.60. This is considered to be acceptable to discharge Condition 6.

9 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i) the parking of vehicles of site operatives and visitors
ii) loading and unloading of plant and materials
iii) storage of plant and materials used in constructing the development
iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
v) wheel washing facilities
vi) measures to control the emission of dust and dirt during construction
vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Submitted Details:

The Construction Method Statement received on 2 July 2010 indicates on-site parking for contractors, material store and loading area. Space is restricted so these areas are limited but acceptable. In respect to wheel wash, a jet was and drainage point will be provided at the site entrance, dust will be controlled by damping down and lightweight debris will be covered. On-site and off-site sorting at a waste transfer facility will be used to dispose of waste. The site is currently enclosed by fencing including hoarding with viewing panel to the road, and this will be retained to provide security fencing. These details are considered to be acceptable to discharge Condition 9

Informatives

(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) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.

(3) 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 and Development service at the Civic Offices or by telephoning 023 9244 6015.

Mrs J A Batchelor
Head of Development & Technical Services

03 September 2010

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