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Drew Smith House
7-9 Mill Court
The Sawmills
Durley

Our Ref: APP/19/01166
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16 June 2022

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

Application Number: APP/19/01166

Site Address: Former site of Colt International Ltd, New Lane, Havant, PO9 2LY

Description: Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 94 dwellings and discharge of requirements of conditions 5 (ecological mitigation and enhancement strategy), 15 (vehicular access points) and 16 (pedestrian and cycle links) (Approved 24/06/2020). Request to Discharge Conditions 2, 3, 4, 5, 6 and 7 (15/07/2020). Request to Discharge Conditions 8, 13 and 14 (01/07/2021). Request to discharge condition No. 12 (13/10/2021). Request to discharge condition No/s 2 and 9 (27/10/2021).

This decision relates to your request to discharge conditions which was valid from 27/10/2021.

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/19/01166.

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

Condition 9:

Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of Block B (plots 76-95) hereby permitted the balconies in the first, second and third floors on the elevation facing west, serving flats 6, 11 and 16 shall be fitted with, to a height of no less than 1.7m above finished floor level, a balcony screen from the south west corner of the balcony and projecting to half the width of the balcony in accordance with details to be submitted to and approved in writing by the Local Planning Authority and retained in accordance with the approved details as such thereafter.

Reason: In the interests of the amenities of the future occupiers of plots 71 and 72 and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Construction Details Typical Flat Balconies 18-197 CIE MHA ZZ ZZ DR A 0710 C01
Construction Details Typical Flat Balconies 18-197 CIE MHA ZZ ZZ DR A 0711 C01
Construction Details Typical Flat Balconies 18-197 CIE MHA ZZ DR A 0712 C02
General Arrangement Elevations Flats 76-95 18-197 CIE MHA P XX DR A 0423 C06
Rendered Elevations Flats 76-95 (West) CIE-MHA-P-ZZ-DR-A-SK028-P02

Condition 12:

The development hereby permitted shall not be brought into use unless and until details of cycle storage are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of sustainable transport options and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 Havant Borough Parking Standards SPD 2016 (as amended) and the National Planning Policy Framework.

Details submitted:

Private Lighting Layout 100102.COLT.1300 Rev P03
Proposed Block Site Plan Cycle Storage Provision 0123 Rev P05
Turvec - Cycle Parking Details
Drew Smith Ltd Cycle Storage Material Schedule February 2022

The following condition is part discharged:**Condition 2:**

Prior to commencement of development, the applicant shall enter into a Highways agreement for the site access works onto Martin Road. Prior to occupation of the development, the applicant shall implement the access works as detailed in drawing number 039.5018.101 Rev C.

Reason: To provide appropriate vehicular access to the development having due regard to policies CS20 and DM11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework.

Details submitted:

039.5021.101 – C: S278 Engineering Layout and Location Plan Sheet 1 of 2
039.5021.102 – B: S278 Engineering Layout and Location Plan Sheet 2 of 2
039.5021.103 – E : S278 Site Clearance Layout Sheet 1 of 2
039.5021.104 – C : S278 Site Clearance Layout Sheet 2 of 2
039.5021.105 – B: Land Dedication and Visibility Splays
039.5021.109 – A: Signing and Lining Drawing Sheet 1 of 2
039.5021.110 – A: Signing and Lining Drawing Sheet 2 of 2
039.5021.111-A 10m Section Through Proposed Footpath Bartons Road

Extent of Discharge: This condition is discharged in relation to the following element:

Prior to commencement of development, the applicant shall enter into a Highways agreement for the site access works onto Martin Road.

The condition requires the implementation of the access works prior to occupation and this element cannot be discharged at this time.

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.

Simon Jenkins

Simon Jenkins
Director of Regeneration and Place
Date: 16 June 2022