

Memorandum from:

To:

THE COUNTY SECRETARY

The County Estates Officer D23804/5
 The County Architect
 The Agency Authority Engineer
 The County Planning Officer (Coding Unit)
 The District Secretary (for Land Charges Register)
 The District Planning Officer (3 copies)
 (for Planning Register etc.)
 File copy/Mr. A. H. Russell (for info.)

File Ref: PR.413
 Application Plan No.
 23804/5

TOWN AND COUNTRY PLANNING ACT, 1971 - SECTION 270TOWN AND COUNTRY PLANNING GENERAL REGULATIONS, 1976PART II - DEVELOPMENT BY LOCAL PLANNING AUTHORITIESDevelopment

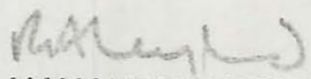
Construction of 15,000 sq.ft. of offices and a Library of 28,000 sq.ft. on the old Town Hall site, East Street, Havant

The Land Sub Committee of the County Council on the 16th February, 1978 resolved, for the purposes of Regulation 4(5) of the Town and Country Planning General Regulations, 1976, to carry out the above-mentioned development as shown on the plans and particulars submitted subject to compliance with the conditions/requirements (if any) set out below:

1. Plans and Particulars showing the detailed proposals for all of the following aspects of the development shall be approved before the development is commenced:-
 - (a) The layout, including the position and widths of roads and footpaths.
 - (b) Landscaping, including:-
 - (i) An accurate plan showing the position, type and spread of all trees on the site and a schedule detailing the size and physical condition of each tree where appropriate, the steps to be taken to bring the trees to a satisfactory condition, and also details of any proposals for the felling, lopping and topping of any tree.
 - (ii) A landscape design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels.
 - (iii) The arrangements to be made for permanent maintenance of landscaping and other open areas.
 - (c) The siting of all buildings and the means of pedestrian and vehicular access thereto from an existing or proposed highway.
 - (d) The design of all buildings, including the colour and texture of facing and roofing materials.
 - (e) The layout of foul sewers and surface water drains.



- (f) The provision to be made for the parking, loading and unloading of vehicles.
 - (g) The alignment, height and materials of all walls and fences and other means of enclosure.
 - (h) The provision to be made for street lighting.
 - (i) The provision to be made for the storage and disposal of refuse.
2. The existing natural tree screen along the southern, eastern and northern boundaries of the site being retained and reinforced where necessary.
 3. The public footpath (No 57), which crosses the site, being maintained at all times free from obstruction until any proposed diversion is approved.
 4. Adequate sight lines being provided at the access in accordance with details to be approved.
 5. The development hereby permitted not being brought into use until provision shall have been made and thereafter kept available for the parking of vehicles visiting the site in accordance with the scheme to be approved.
 6. No new vehicle access being created on to the Grove Road frontage (any additional access should be taken from Town Hall Road).
 7. The accommodation being contained within a maximum of three storeys above street level.


.....
County Secretary

13th March, 1978.

PR.413

PTA/KL/50/10

(0705)474174

~~XXXXXXXX~~

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Adams

17th March 1978

Dear Sir,

Town and Country Planning General Regulations 1976 - Old Town Hall
Site, East Street, Havant

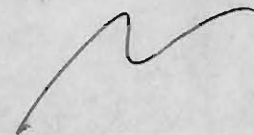
... Thank you for the intimation of 13th March, of which a copy is attached.

This is the first case of its sort which I have had to consider for Local Land Charges Registration, and two problems immediately spring to mind:-

- (a) In view of Section 2(e) of the Local Land Charges Act 1975 are conditions imposed on a planning permission "deemed to be granted" (the phrase used in both Regulations 4 and 5) registrable?
- (b) Even if such conditions are registrable, there is no provision in Regulation 4 for the imposition of conditions, and the whole scheme in Regulations 4 and 5 seems aimed (for comprehensible reasons) to allow this under Regulation 5, but not Regulation 4.

I wonder if you would care to advise, and in the meantime I am not acting on the attached paper. Is this perhaps (with a view to ensuring uniformity within the County) a suitable subject for SAADA consideration?

Yours faithfully,


Borough Secretary.

The County Secretary,
Hampshire County Council,
The Castle,
Winchester,
Hants.

... P.S. Further form dated 14th March (copy enclosed) received today. This is an unconditional deemed permission, apart from the points above.