



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant
www.havant.gov.uk

Mr J Dunne
Tollbar House
Tollbar Way
Hedge End
SO30 2UH

Our Ref: APP/13/00500
Direct Line: (023)9244 6516
Ask For: Mrs A Wright
Email: planning.development@havant.gov.uk
21 August 2013

**Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/13/00500

Site Address: Proposed Development Site Manor Farm and Copseys Nursery, Hallett Road, Havant

Proposal: Discharge of Condition No/s 3, 4, 5, 6, 7, 10, 14, 15, 16, 24 and 25 of Planning Permission APP/12/01222.

This decision relates to your application received on 24 May 2013 which was valid from 24/06/2013, 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 APP/12/01222.

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

3. Construction of the dwellings hereby permitted shall not commence on each phase until samples and details of all external roofing and external facing materials for that phase have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

Samples of the materials were delivered to the Council on 03/05/2013, in conjunction with an External Materials Layout (Drawing No. P754-04- REV G). These materials are considered to be acceptable as they would not be out of keeping with the locality.

4. Construction of the dwellings hereby permitted shall not commence on each phase until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels for that phase have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2011.

Details submitted:

Drawing No. 4527-05 Levels Layout
Drawing No. 4527-06 Levels Layout
Drawing No. 4527-07 Levels Layout

The following details are considered acceptable and addresses the interests of the character and amenity of the area.

5. No development hereby permitted shall commence on each phase until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) for that phase have first been submitted to and approved in writing by the Local Planning Authority. Each phase hereby permitted shall not be brought into use 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, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

Details submitted:

Drawing No. 4527-40- REV A Hard Landscaping
Drawing No. 4527-41-REV A Hard Landscaping
Drawing No. 4527-42- REV A Hard Landscaping

The following details are considered acceptable and addresses the character and appearance of the area.

6. Construction of the dwellings hereby permitted shall not commence on each phase until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure for that phase have been first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied within that phase until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property 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:

Drawing No. P754-04 - REV G (showing screen wall locations)
Drawing No. P754.EXT.01 - REV A (showing the elevations/make up)

The following details are considered acceptable as it would safeguard the amenities of the locality and occupiers of neighbouring properties.

7. The dwellings hereby permitted shall not be occupied on each phase until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.

Reason: To safeguard 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:

Drawing No. 4527-01 REV A - Engineering Layout
Drawing No. 4527-02 REV A - Engineering Layout
Drawing No. 4527-03 REV A - Engineering Layout
Contour plan showing light spill; 4527:501
Page 12 of the Hampshire County Council Street Lighting Design Guide for the make and model utilised, (dated 08/07/2010)

The following details are considered acceptable as it would safeguard the amenities of the locality.

10. Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.

Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

Details submitted:

GAR-TWIN1-P754-03
GAR-TWIN2-P754-04
GAR-SINGLE1-P754-01
GAR-SINGLE2-P754-02
GAR-DOUBLE-P754-05
GAR-TRIPLE-P754-06
GAR-SPECIAL-P754-07

The following details are considered acceptable as all the garage would be a minimum of 6m by 3m. This would ensure that they can be used for on-site parking.

14. Construction of the dwellings hereby permitted shall not commence on each phase until a specification of the provision to be made for the storage and disposal of refuse for that phase has been submitted to and approved in writing by the Local Planning Authority.

The dwellings within that phase shall not be occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

Reason: To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework.

Details submitted:

Drawing No. P754-EXT-03
This refuse plan is considered acceptable and would not adversely affect the amenity of the locality. The details accord with policy CS16 of the Core Strategy.

15. No development hereby permitted shall commence on each phase until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (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 for that phase 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:

Drawing No. 4527-20 Highway Construction Details

Drawing No. 4527-21 Highway Construction Details

Drawing No. 4527-30 Road Setting Out Layout

Drawing No. 4527-31 Road Setting Out Layout

Drawing No. 4527-32 Road Setting Out Layout

Drawing No. 4527-25 Section 184 Construction Details

Complete with a provisional drawing showing programme for infrastructure delivery and units, (dated 15/05/13)

Hampshire County Council Highways Officer has been consulted on the submitted plans and has raised no concerns. As such the details are considered acceptable and accord with policy.

16. The soft landscaping scheme shall be completed in full accordance with the approved details prior to the occupation of the last dwelling in each phase of the development as shown on the Phasing Layout Plan (Drawing No.P754/03 Rev B). Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 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:

Drawing No. BSH 17581 18 REV C

Drawing No. BSH 17581 16 REV B

Drawing No. BSH 17581 11 REV B

Drawing No. BSH 17581 13 REV B

Drawing No. BSH 17581 15 REV B

Drawing No. BSH 17581 17 REV B

Drawing No. BSH 17581 19 REV A

The soft landscaping scheme is considered acceptable as it would visually improve the appearance of the site and accords with policy.

24. Prior to development commencing on site, a detailed plan for the creation, establishment and long-term maintenance of features for biodiversity enhancements at the site, including specification and location of bat roosting features, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully adhered to and the site managed in accordance with the approved plan.

Reason: to conserve and enhance biodiversity and having due regard to policy DM8 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

Details submitted:

A Biodiversity Mitigation and Management Report (dated May 2013) has been submitted for approval. Natural England have been consulted and have no objection to this condition being discharged.

25. The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

A Code for Sustainable Homes Pre Assessment completed by the NHBC has been submitted to the Council for approval. These details are considered acceptable and accord with Policy CS14 of the Core Strategy.

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.
- (3) Further information is required to discharge conditions 8, 19, 21, 23, 26 and 28 of APP/12/01222



Mr Chris Murray
Service Manager (Planning Development)
Date: 21 August 2013