



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 C Flint
Chris Flint Associates Ltd
2 Emerald Close
Waterlooville
PO7 8NZ

Unable to determine appropriate legislation from application type. **The Town and Country Planning (Development Management Procedure) (England) Order 2010**
Discharge of Conditions Application

Application Number: APP/11/01884

Site Address: Raebarn House, Hulbert Road, Waterlooville

Proposal: Discharge of Condition No/s 2, 3, 4, 5 & 11 of Planning Permission
APP/10/00631.

This decision relates to your application received on 16 December 2011, 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/10/00631.

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

- 2 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16, and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

The submitted details for contractor parking comprises the use of part of the car park on the opposite side of Curzon Road as shown on drawing no. CFA/FULL/012 . This is considered to provide a satisfactory area and is considered acceptable to satisfy the informational requirements of this condition .

Our Ref: APP/11/01884

- 3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
- Reason:** To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

The submitted details for materials store comprise the use of part of the car park on the opposite side of Curzons Road for the main compound and a secondary area to the rear of Raebarn House as shown on drawings no CFA/FULL/011 and CFA/FULL/012. This is considered to provide satisfactory areas and is considered acceptable to satisfy the informational requirements of this condition.

- 4 No development hereby permitted shall commence until a specification of the provision to be made for the storage and disposal of refuse following the commencement of the use hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The use hereby permitted shall not commence until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.
- Reason:** To safeguard the amenities of the locality and having due regard to policies CS16, and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

The plans have been amended to provided for refuse store comprising 5 x 1100 lts bins of refuse and 4 x 1100 lts bins of recycling to be located immediately to the rear of the building as shown on CFA/FULL/011 A . These are considered to be appropriately located and provide for the waste storage requirements of the development.

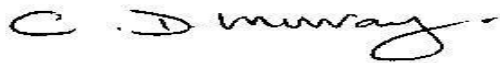
- 5 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
- Reason:** To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16, and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

The submitted details for lighting comprise 4 bulk head fittings as shown on drawing no. CFA/FULL/E1 and Thorn EyeKon manufactures information sheet. This is considered to be acceptable given the siting close to the entrances and the design of the fitting spreading light sideways . This is considered to satisfy the informational requirements of this condition.

- 11 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 Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 22.

The submitted information in respect to Code 3 achievement comprises a Level 3 schedule and external cladding. This does not demonstrate that code 3 can be achieved and therefore the informational requirements of this condition are not satisfied.

- (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.



Mr Chris Murray
Service Manager (Planning Development)

08 March 2012