



**Havant**  
**BOROUGH COUNCIL**

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31 July 2015

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

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**Application Number:** APP/15/00668

**Site Address:** 36 Waterloo Road, Havant, PO9 1BH

**Proposal:** Discharge of Condition No/s 4, 5, 6, 7, 8, 9, 12 and 13 of Planning Permission APP/11/01238.

This decision relates to your application received and valid on 16 June 2015, and in particular the plans and other documents submitted with your application.

**(A) Havant Borough Council as Local Planning Authority hereby APPROVES IN FULL the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/11/01238:**

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

*4. No development shall take place pursuant to this permission until further details of the following have been submitted to and approved in writing by the Local Planning Authority:*

*(i) Elevations and sections at a scale of not less than 1:50 detailing the brick soldier course to all elevations.*

**Reason:** *In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework*

**Details submitted:**

The details shown on Drawing No. 9175/09/005, which show the proposed 12mm projection brick soldier course, are acceptable and meet the information requirements of this condition.

*5. No development hereby permitted nor any related site clearance shall commence 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 have been submitted to and approved by the Local Planning Authority.*

**Reason:** *In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.*

**Details submitted:**

The details shown on Drawing Nos. 9175/09/001 and 9175/09/005 are acceptable and meet the information requirements of this condition.

7. 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/or in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

**Details submitted:**

The arrangements set out in Ron Tate's letter of 16<sup>th</sup> June 2015 are acceptable and meet the information requirements of this condition.

8. 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/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.

**Details submitted:**

The arrangements set out in Ron Tate's letter of 16<sup>th</sup> June 2015 are acceptable and meet the information requirements of this condition.

9. No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.

**Reason:** In the interests of traffic safety and having due regard to policies CS16, CS20 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

**Details submitted:**

The arrangements set out in Ron Tate's letter of 16<sup>th</sup> June 2015 are acceptable and meet the information requirements of this condition.

12. Notwithstanding the details previously submitted, no development shall commence until a scheme for the storage of cycles in accordance with the Council's adopted standards has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be brought into use until the storage has been provided in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

**Details submitted:**

The details shown on Drawing Ref X Revision A are acceptable and meet the information requirements of this condition.

13. Notwithstanding the details previously submitted, no development shall commence until a scheme for the disposal of refuse in accordance with the Council's adopted standards has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be brought into use until the refuse bins have been provided in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

**Reason:** *In the interests of the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.*

**Details submitted:**

The details shown on Drawing Ref X Revision A are acceptable and meet the information requirements of this condition.

**(B) Havant Borough Council as Local Planning Authority hereby APPROVES IN PART the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/11/01238:**

*6. No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development 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 CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and the National Planning Policy Framework, March 2012.*

**Details submitted:**

The details shown on Drawing No. 9175/09/002 with respect to the footpath (paving slabs) and yard area (brushed concrete finish) are acceptable. With regard to the pockets of hard landscape surrounding the building, having reviewed the Design and Access Statement for the original planning permission the following comments apply:

*"Officers now prefer to see the small pockets of hard landscape areas treated in such a way that there is a smooth transition from the adjacent paving rather than the use of setts as previously recommended. A final choice of material will be agreed with officers....."*

The use of cobbles as proposed would run contrary to this intention and as such the use of cobbles is not approved.

**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.

*Andrew Biltcliffe*

Andrew Biltcliffe  
Executive Planning Service Manager  
Date: 31 July 2015