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Our Ref: APP/14/00059
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Ask For: Mrs R McMurray
Email: planning.development@havant.gov.uk
27 February 2014

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

Application Number: APP/14/00059

Site Address: The Star, 59 North Street, Havant

Proposal: Discharge of Conditions No's 3, 4, 5, 6 & 8 of Planning Permission APP/13/00555.

This decision relates to your application received on 20 January 2014 which was valid from 21/01/2014, 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/13/00555).

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

Condition 3

No development (including demolition) shall commence until details of the bollards proposed to be installed along North Street have been submitted to and agreed in writing by the Local Planning Authority. The use of the car park hereby approved shall not commence until the bollards have been installed in accordance with the approved details. The approved bollards shall be retained at all times during which the use of the site remains as a car park.

Reason: In the interests of the visual amenity of the St Faiths Conservation Area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

- Drwg No. 10.135.004 showing design, description and location of bollards.

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.

Condition 4

Notwithstanding the details shown on the approved plan entitled 'Proposed Temporary Car Park', no development (including demolition) shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of the north and west boundaries have been submitted to and approved by the Local Planning Authority. The car park hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the Authority. At all times during which the use of the site remains as a car park 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 the visual character of the St Faiths Conservation Area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

- Drwg No. 10.135.004 showing location, design and description of boundary treatments around the site.

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.

Condition 5

Notwithstanding the submitted details, no development (including demolition) hereby permitted shall commence until a specification for the construction of the car park, including the materials to be used for the surfacing of site and the layout of service water drainage has been submitted to and approved in writing by the Local Planning Authority. The car park hereby permitted shall not be brought into use until the implementation of all such hardsurfacing and service water drainage 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

Details Submitted:

- Drwg No. 14-006/01 showing the drainage strategy for the car park
- Drwg No. 10-135.004 showing proposed surfacing materials

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.

Condition 6

No development (including demolition) hereby permitted shall commence until a car park management plan, specifying the time limits and users proposed for the car park, has been submitted to and approved in writing by the Local Planning Authority. The agreed management plan shall remain in force at all times during which the use of the site remains as a car park.

Reason: In the interests of supporting the function of the town centre 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:

- Email dated 6/1/14 which outlines the times and pricing details for the car park provided by Shaun Adams (applicant).
- Email dated 25/1/14 which outlines who the car park will be operated by provided by Shaun Adams (applicant)
- Email dated 26/2/14 which confirms that the spaces in the car park would not be restricted to any time constraints i.e spaces would not specifically be allocated for short stay.

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.

Condition 8

No development (including demolition) hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution and species of any ground cover to be planted, and the positions, species and planting sizes of the trees and shrubs to be planted and/or retained.

The implementation of all such approved landscaping shall be completed prior to the commencement of use of the site as a car park. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed during the period when the site is in use as a car park 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details Submitted:

- Drwg No. 10.135.004 showing plan of the car park
- Email dated 13/2/14 stating that there will be no landscaping as there will be a Parking Meter instead in the position where there would have been a landscaping area.

Reasons for approval

Whilst it is not ideal for the car park to provide no element of soft landscaping, the car park is only a temporary measure for the use of the land and therefore it would appear unreasonable to refuse the application on these grounds alone. Therefore 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.

A handwritten signature in black ink, appearing to read "C. D. Murray". The signature is fluid and cursive, with a small horizontal line at the end.

Mr Chris Murray
Service Manager (Planning Development)
Date: 27 February 2014