



Havant
BOROUGH COUNCIL

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To:
Mrs Perrett
PWP Architects
61 South Street
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For: BEGG Nominees

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Approval of Reserved Matters**

Application Number: APP/14/00708

Site Address: Former Council Depot, Harts Farm Way, Havant

Proposal: Variation of Condition 6 of Planning Permission APP/13/00911 to allow changes in building footprint for required 6m exclusion zone between north east corner of building and adjacent electricity pole. (APP/13/00911 is a Reserved Matters Approval relating to Planning Permission APP/10/00737 and APP/13/00592 for Plot 1 of new business and industrial development and associated discharge of conditions [3(i) the Reserved Matters: a, b, c and (ii) other matters: d, e, f, g, h, i, k, l, m, n, q, r, s, t, v, w] together with discharge of conditions 4, 7, 8, 9, and 12 relating to the whole development site.)

Further to your application received on 04 July 2014, which was valid from 07 July 2014, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Variation of Condition submitted pursuant to Condition 6 of Reserved Matters Planning Permission APP/13/00911 and Grants Approval for the Reserved Matters submitted pursuant to Conditions 3(i) a, b and c, 3(ii) d, e, f, g, h, i, k, l, m, n, q, r, s, t, v, w of Planning Permission APP/10/00737 and APP/13/00592 and Conditions 4, 7, 8, 9 and 12 of Planning Permission APP/10/00737 and APP/13/00592** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The conditions imposed on the Planning Permission APP/10/00737 dated 23 June 2011 and Planning Permission APP/13/00592 dated 12 February 2014.
- (ii) The plans and other documents submitted with regards to your application, and
- (iii) The following additional conditions:

Conditions:

- 1 Notwithstanding the details shown on the submitted drawings, construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials 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: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 2 The premises on plot 1 shall not be brought into use until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out 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 DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The premises on plot 1 shall not be occupied before the proposed access onto Harts Farm Way is constructed and laid out in accordance with the approved details.
Reason: In the interests of highway safety 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.
- 4 The premises on plot 1 shall be used only for purposes within Use Classes B1(b), B1(c), B2 and B8 and for no other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order. Any office provided within the premises shall be wholly ancillary to the authorised uses of the site for B1(b), B1(c), B2 or B8 purposes.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012..
- 5 The landscaping scheme for plot 1 and the stream banks shall be completed within 6 months from the completion of the last building shell, or such other date as may be agreed in writing with the Local Planning Authority. Any trees or plants which die during the first 5 years shall be replaced during the next planting season.
Reason: To ensure that the landscape scheme is completed in the interests of the appearance of development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

PWP Drawings and reports

4812/ 1057A Site Location Plan
1058C Site Layout Plan
1006P Ground Floor Plan
1007P First Floor Plan
1400B Sections
1009L Elevations
1008G Roof Plan
1056C Render (CG1)
1200A Phasing Plan
1060A Revised Footprint (For information)
Design and Access Statement
Emails of 9th, 16th January and 13th February 2014.
Email of 16 September 2014 and attached plan 1111-PP-300 B

Upton McGougan Drawings and Reports

034.0036 2100P3 Engineering Layout
2101P2 Engineering Layout
2102P1 Combined Services Layout
2104P1 Site 4 Engineering Layout
2105P1 Cross Section through Eastern Culvert and Headwall
2106P1 Cross Section through Western Culvert and Headwall
2110P1 Road long Sections and Cross Sections Layout
2147P1 Concrete Service Yard Construction Details

2148P1 Concrete Sluice Yard Construction Details
 2149P1 Car park construction details
 2150P1 Carriageway and Footpath Details
 2151P1 Tactile Paving Construction Details
 2153P1 Combined Gulley and Catch Pit
 2154P1 Type M3 Manhole
 2155P1 Type M5 Manhole
 2156P1 Type M5 Manhole
 2157P1 Road Gulley
 2158P2 Brickwork Headwall
 2159P1 Street Lighting Draw Pit
 2160P1 Planted Column Erection Details
 2161P1 Service Duct Bedding
 2162P2 Manhole Details
 2163P1 Network 1 Twin hydrobrake
 2164P2 Network 2 Twin Hydrobrake
 2167P1 Pipe Bedding Details
 2165P1 Access and Inspection Chamber Construction Detail
 2166P1 Rodding Eye Construction Detail

Drainage Strategy dated Dec 2013 Rev B
 Soils Investigation site Investigation (for information)

Other

ECOSA - Ecological Survey and Assessment Limited Report and Ecological Assessment
 Cain Bio-engineering Ltd Drawing 13075/101/JED Rev 6 - Proposed Plan View of Works
 Cain Bio-engineering Ltd Drawing 13075/102/JED Rev 1 - Existing Plan View
 Peter Easton Statement re condition 7 of 12 Dec 2013
 Method Statement for deculverting and new channel works. Version 2. 12 Dec 2013.
 Barrell Tree Consultancy Drawing and Report
 Arboricultural impact appraisal and Method Statement 1362-A1A2-PB dated 02 July 2014 and 13262-BT2 - Tree Protection Plan
 Museum of London architectural Service Report
 Harts Farm Way - An Archaeological Report January 2007
Reason: - To ensure provision of a satisfactory development.

Other Important Information:

- (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 6571.
- (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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.
- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (7) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit.



Mr Chris Murray
Service Manager (Planning Development)

06 October 2014