



**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](http://www.havant.gov.uk)

Mr Flint  
Chris Flint Ass Ltd  
2 Emerald Close  
Waterlooville  
PO7 8NZ

For: Mr Baskcomb

---

**The Town and Country Planning (Development Management Procedure) (England) Order  
2010  
Grant of Planning Permission**

---

**Application Number:** APP/13/01036

**Site Address:** Site of former The Fox, Prospect Lane, Havant

**Proposal:** Variation of Condition 2, 3 and 5 of Planning Permission APP/12/00442 to refer to the dwellings and former public house separately.

Further to your application received on 18 October 2013, Havant Borough Council, as Local Planning Authority, **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

**Conditions:**

- 1 The commercial development hereby permitted shall not be commenced until a detailed soft landscaping scheme for all open parts of the commercial land not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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 CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 2 The residential development hereby permitted shall not be commenced until a detailed soft landscaping scheme for all open parts of the residential land not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
- The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. 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 CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 The commercial development hereby permitted shall not commence until a specification of the materials to be used for the surfacing of all open parts of the commercial site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The commercial 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 CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 4 The residential development hereby permitted shall not commence until a specification of the materials to be used for the surfacing of all open parts of the residential site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The residential 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 CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 No commercial development hereby permitted shall commence 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 in respect to the commercial area have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the commercial development hereby permitted shall not be brought into use prior to the completion of the installation of such approved screening provision which at all times thereafter 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 No residential development hereby permitted shall commence 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 in respect to the residential area have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the residential development hereby permitted shall not be brought into use prior to the completion of the installation of such approved screening provision which at all times thereafter 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

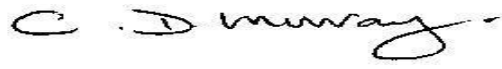
- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed site layout plan 11-1822-101 P2.

**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 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](http://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) 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:
  - Your application was acceptable as submitted and no further assistance was required.

A handwritten signature in black ink, appearing to read 'C. D. Murray' with a stylized flourish at the end.

Mr Chris Murray  
Service Manager (Planning Development)

28 November 2013