



Havant
BOROUGH COUNCIL

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For: Mr Adams
Hampshire and Regional Limited

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

Application Number: APP/13/00555

Site Address: The Star Public House, 59 North Street, Havant

Proposal: Demolition of Public House and change of use to temporary car park.

Further to your application received on 07 June 2013, which was valid from 17 July 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 development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan 10.135.001
Existing site plan 10.135.002
Demolition drawing 10.135.003
Proposed temporary car park 10.135.004

Reason: - To ensure provision of a satisfactory development.

- 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.

Our Ref: APP/13/00555

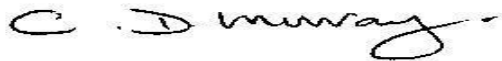
- 4 Notwithstanding the details shown on the approved plan entitled 'Proposed Temporary Car Park', no development (including demolition) shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of the north and west boundaries 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.
- 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.
- 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.
- 7 No gate or barrier shall be erected at the entrance of the car park without the prior written approval of the Local Planning Authority.
Reason: To avoid vehicles queuing on the highway and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 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.

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.
- (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 The Plaza 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

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)

19 September 2013