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Mr P Thompson
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61 South Street
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**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/12/00281

Site Address: 19 North Shore Road, Hayling Island, PO11 0HL

**Proposal: Discharge of Condition No/s 2, 4, 5, 6, 7, 8, 9, 10, 12 and 14 of Planning
Permission APP/11/01111.**

This decision relates to your application received on 14 March 2012 which was valid from 02 April 2012, 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/11/01111.

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

- 2 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved 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 Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

Details Submitted

Weatherboarding	- Cedral Weatherboard, fibre cement board, colour: grey green (Marley Eternit)
Render	- Pral M - One Coar, through coloured monocouche render, colour: cream (Weber)
Roofing	- Natural slate, colour: blue-black
Windows & doors	- Polyester powder coated aluminium of modern style, colour: grey (by ID-Systems or similar and approved.

The proposed materials are of appropriate appearance and meet the informational requirements of Condition 2.

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- 4 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced and including ecological enhancement measures 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 and impact on harbourside ecology is satisfactory and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

Details submitted:

Landscaping - Drawing 4848-1101 Rev C Site Plan

The proposed landscaping is appropriate for the site and meets the informational requirements of Condition 4.

- 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 in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Details submitted:

Levels - survey by JBrotherton & Partners Land Surveyors and Engineers and section plans Drawing No's 1450 Rev C and 1453.

The building will be sited at existing ground level and this is acceptable and meets the informational requirements of Condition 5.

- 6 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Details submitted:

External Lighting - Drawing No. 4848-1101 Rev C Site Plan and 4848 Schedule of External Lighting received 28/05/2012 meets the informational requirements of Condition 6.

- 7 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 policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements 1 and 25.

Details submitted:

Hardsurfacing - Drawing No. 4848-1101 Rev C Site Plan.

The proposed materials are of appropriate appearance and meet the informational requirements of Condition 7.

- 8 No 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 have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development 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 thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the occupiers of the 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 Planning Policy Statement 1.

Details submitted:

Screen walls, fences, hedges and other means of enclosure - Drawing No. 4848-1101 Rev C Site Plan.

The proposed details are appropriate and meet the informational requirements of Condition 8.

- 9 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) wheel washing facilities
- vi) measures to control the emission of dust and dirt during construction
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works and development shall only be carried out in strict accordance with the details thus approved.

Reason: To ensure satisfactory development and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

Details submitted:

Drawing No. 4848-1102 Construction works. Full Method Statement still to be provided.

The proposed details are appropriate and meet the informational requirements of Condition 9.

- 10 The development 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 DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Guidance 13.

Details submitted:

Drawing No. 4848-1102 Construction Works.

The proposed details are appropriate and meet the informational requirements of Condition 10.

- 12 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate.

Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 22.

Details submitted:

Code for Sustainable Homes Pre-assessment report and Registration form (Brilliant Futures Consulting Ltd).

The proposed details are of appropriate and meet the informational requirements of Condition 12.

- 14 The developer shall at all times ensure that best practice is in place for operating machinery to reduce unnecessary noise – in particular no percussive piling or works with heavy machinery shall occur within the waterfowl over-wintering period, 1 October to 31 March inclusive.
Heavy machinery constitutes, for example, use of pneumatic drills, diggers, dumper trucks and lorries. In accordance with Environment Agency guidelines, all reasonable precautions shall be undertaken to ensure no pollutants enter the water-course. No equipment, materials or machinery are to be stored or disposed of within the SSSI/SAC/SPA. All those involved with the works shall be informed of the status and legal obligations attached to the designation and where the boundary of the protected area is.

Reason: To minimise disturbance to over-wintering birds and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

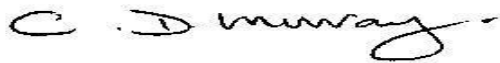
Details submitted:

Construction Method Statement submitted 24 April 2012.

The proposed details are appropriate and meet the informational requirements of Condition 14.

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- (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 Civic Offices or by telephoning 023 9244 6015.



Mr Chris Murray
Service Manager (Planning Development)

12 June 2012