



**Havant**  
**BOROUGH COUNCIL**

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06 July 2012

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

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**Application Number:** APP/12/00183

**Site Address:** Hampshire Farm, Westbourne Road, Emsworth, PO10 7RN

**Proposal:** Discharge of Conditions No's 4, 5, 6, 7, 11, 12, 15, 16, 18, 19, 20, 21 and 22 of Planning Permission 10/74014/000 and 4 and 5 of Planning Permission APP/11/01089.

This decision relates to your application received on 17 February 2012 which was valid from 17/02/2012, 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 Condition Nos. 4, 5, 7, 19, 21 of Planning Permission 10/74014/000 and the information requirements of Condition Nos. 4 and 5 of Planning Permission APP/11/01089.**

**IMPORTANT: This decision notice does not discharge condition Nos. 6, 11, 12, 15, 16, 18, 20 and 22 of Planning Permission 10/74014/000**

**Planning Permission 10/74014/000**

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

4. No development hereby permitted shall commence until a programme of phasing for implementation of the whole development has been agreed in writing by the Local Planning Authority. Any amendment to the approved phasing programme must be first agreed in writing by the Local Planning Authority.

**Reason:** To ensure satisfactory comprehensive development and proper planning of the area.

**Details submitted:**

Drawing No. ph/01 - Phase Plan

5. Construction of the buildings hereby permitted shall not commence on each phase until samples and details of all external facing and roofing materials for that phase have first been 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 DM9 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

**Details submitted:**

Bricks

Warnham Yellow Multi-stock

Warnham Terracotta stock

Winchester Multi-stock

Ridgeway Multi-stock

Nutcombe Multi-stock

Tiles

Rivus Antique Slate

20/20 Plain Tile 66 - Flanders

20/20 Plain Tile 66 - Natural Red

Sandtoft Humber Plain Tile 66 - Flanders

Other

Monocouche Render - Ivory

Dorset Flint Blocks

7. Construction of the buildings hereby permitted shall not commence on each phase 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 for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statements 1 and 9.

**Details submitted:**

Drawing No.PP1067/102-00 P1 - Residential Site Layout External Works Sheet 1

Drawing No.PP1067/102-01 P1 - Residential Site Layout External Works Sheet 2

Drawing No.PP1067/102-02 P1 - Residential Site Layout External Works Detail

19. Construction of the buildings hereby permitted shall not commence on each phase 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 for that phase have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

**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 Planning Policy Statement 1.

**Details submitted:**

Drawing No.201-1 Rev B - Engineering Layout Sheet 1

Drawing No.201-2 Rev B - Engineering Layout Sheet 2

Drawing No.201-3 Rev B - Engineering Layout Sheet 3

Drawing No.201-4 Rev B - Engineering Layout Sheet 4  
Drawing No.201-5 Rev B - Engineering Layout Sheet 5  
Drawing No.201-6 Rev B - Engineering Layout Sheet 6  
Drawing No.201-7 Rev B - Engineering Layout Sheet 7  
Drawing No.201-8 Rev B - Engineering Layout Sheet 8

21. Construction of the buildings hereby permitted shall not commence on each phase until a specification of the provision to be made for the storage and disposal of refuse for that phase has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.

**Reason:** To safeguard the amenity of the locality and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and Planning Policy Statement 1.

**Details submitted:**

Waste Management Plan

**The applicant is reminded that Condition Nos. 6, 11, 12, 15, 16, 18, 20 and 22 of Planning Permission 10/74014/000 have yet to be formally discharged.**

**Planning Permission APP/11/01089**

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

4. Notwithstanding the submitted plans, no development hereby approved shall begin until the species mix for the proposed hedgerows within the Public Open Space area shown on Plan EDP1011/35 Ref F has been subsequently submitted to and agreed in writing by the Local Planning Authority. The hedgerows shall be provided in accordance with these details unless the Local Planning Authority gives its written consent to any variation.

**Reason:** In the interests of landscape and visual amenity in accordance with Policy DM1 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

**Details submitted:**

Reference No. EDP1011\_03B - Landscape Management Plan  
Drawing No.EDP05 - Landscape Strategy: Public Open Space

5. Notwithstanding the submitted plans, no development hereby approved shall begin until the seed mixes within the Public Open Space area shown on Plan EDP1011/35 Ref F has been subsequently submitted to and agreed in writing by the Local Planning Authority. The seed mix shall be provided in accordance with these details unless the Local Planning Authority gives its written consent to any variation.

**Reason:** In the interests of landscape and visual amenity in accordance with Policy DM1 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

**Details submitted:**

Reference No. EDP1011\_03B - Landscape Management Plan  
Drawing No.EDP05 - Landscape Strategy: Public Open Space

**The applicant is advised that the Ecological Issues set out in the document relating to conditions 4 & 5 immediately above are subject to Condition Nos. 11 and 12 of Planning Permission 10/74014/000 and have yet to be formally discharged.**

**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.

- (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.



Mr Chris Murray  
Service Manager (Planning Development)  
Date: 06 July 2012