Havant BOROUGH COUNCIL

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Miss Harris
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For: Sainsbury's Supermarkets Ltd

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

Application Number: APP/12/00124
Site Address: Salvador Caetano Coach Builders, Hambledon Road, Waterlooville

Proposal: Discharge of Condition No/s 5, 8, and 14 of Planning Permission APP/10/00793.

This decision relates to your application received on 02 February 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/10/00793.

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

5 No development (except demolition and site clearance of the Salvador Caetano building) shall commence on the site until all trees and shrubs not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing along a line to be agreed in writing with the Local Planning Authority. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.
Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

8 No development shall commence on the site until details of all works to or affecting trees on or adjoining the site have been submitted to and approved in writing by the Local Planning Authority, and shall be carried out in accordance with the relevant recommendations of BS 3998 1989 (Recommendations for Tree Work).
Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS11.4 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

14 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees on, or adjacent to, the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.
Reason: To safeguard the continued health and presence of such existing vegetation and protect 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 9.

Details submitted

The submissions received on 2nd Feb 2012, namely

- Drawing 779B-10
- Drawing 779B-11
- Drawing 779B-12
- Drawing 779B-13
- Landscape Science Consultancy Ecology Report

The Arboricultural Report Rev A received by email on 13th Feb 2012

Reasons for approval

Following receipt of all the documents, including the later submission of the Arboricultural report, it is considered that the Arboricultural Report, Impact Assessment and Method Statements are acceptable and cover the issues surrounding the protection of trees and works within root protection areas. This is considered to accord with policies CS11.4 and CS16 of the Havant Borough 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) 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)

28 March 2012