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BOROUGH COUNCIL

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To:
Mr R Tate
Planning Development Regeneration
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**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Discharge of Conditions Application**

Application Number: APP/11/00908

Site Address: Land west of and adjacent to 61 Bedhampton Road, Havant, PO9 3EU

Proposal: Discharge of Condition Nos 2, 3, 4 and 5 of Planning Permission 09/73677/000.

This decision relates to your application received on 05 April 2011 which was valid from 05 April 2011, and in particular the submitted plans and particulars as detailed below.

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

- 2 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 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 D1, D3, L6 and L7 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Statement 1.

The details submitted in relation to landscaping, namely:

- Letter from Mr Tate dated 4th April 2011
- Drawing number BM 001-02
- Planting Plan Bidbury Mead 03

Are considered acceptable and hereby approved.

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- 3 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 hard surfaced has been submitted to and approved in writing by the Local Planning Authority. The hard surfacing provided shall be permeable unless otherwise agreed with the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hard surfacing 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 D1, D3 and L7 of the Havant Borough District Wide Local Plan 1996-2011, and PPS1 and PPS25 of Planning Policy Statement.

The details submitted in relation to hard surfacing, namely:

- Letter from Mr Tate dated 4th April 2011
- Site Plan Drawing D
- New Plan Drawing Number BM 001-02

Are considered to be acceptable and hereby approved.

- 4 No development hereby permitted nor any related site clearance shall commence until a Method Statement/specification of measures to be undertaken to prevent damage to existing trees and hedgerows on 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 whilst such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011.

The details submitted in relation to tree protection, namely:

- Letter from Mr Tate dated 4th April 2011

Are considered to be acceptable and hereby approved.

- 5 Notwithstanding the submitted details the development hereby permitted shall not commence unless and until further details of the design of the proposed railings have been submitted to and approved in writing by the Local Planning Authority.

Reason: To control the appearance of the development in detail to ensure that the fencing has an acceptable impact on the character and visual amenities of the area and having due regard to Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, and Planning Policy Statement 1.

The details submitted in relation to railing design, namely:

- Letter from Mr Tate dated 4th April 2011
- Photographs of existing railing
- Drawing E

Are considered acceptable and hereby approved.

Havant Borough Council as Local Planning Authority hereby **APPROVES** your submitted application as meeting the information requirements of conditions 2, 3, 4 and 5 of Planning Permission 09/73677/000.

- (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 Department for Transport Local Government and the Regions, 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.
- (3) You are advised that conditions 2, 3 and 4 of Planning Permission 09/73677/000 also embody requirements for the development to be carried out in accordance with the approved details.



Julia Potter
Executive Head of Planning and Built
Environment

06 September 2011