

To:  
S Bennett  
Meon Valley Developments Ltd  
17 Creech View  
Denmead  
Hants  
PO7 6SU

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### Discharge of Conditions Application

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**Application Number:** APP/10/00145

**Site Address:** 40 Gladys Avenue, Cowplain, Waterlooville, PO8 8HS

**Proposal: Discharge of Condition No/s 2, 3, 4, 5, 6, 10 and 13 of Planning Permission 10/68395/005**

This decision relates to your application received on 12 May 2010, and in particular the plans and other documents submitted with your application.

**Havant Borough Council as Local Planning Authority hereby PARTIALLY APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission 10/68395/005.**

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

#### APPROVED CONDITIONS

- 2 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved in writing 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 saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Planning Policy Guidance 1 and Planning Policy Statement 7.

The following materials are considered acceptable and hereby approved in relation to Condition 2:

|               |                                                                                 |
|---------------|---------------------------------------------------------------------------------|
| Facing brick: | Gainsborough multi red stock bricks manufactured by Wienerberger.               |
| Roof tiles:   | Redland Richmond concrete tiles colour slate grey with red hip and ridge tiles. |

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- 3 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 building 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 ensure satisfactory development 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.

Submitted plan GA/PD/001 received 12 May 2010 showing levels is considered acceptable, subject to reduction of finish floor level to 62.45m, and hereby approved, subject to that reduction, in respect to Condition 3.

- 4 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, drainage, 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, and Planning Policy Statements 1 and 25.

Hardsurfacing comprises tarmacadam to match the existing surfaces is considered acceptable and approved in respect to Condition 4.

- 5 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. Such details to include for the erection of a 1.8m close boarded fencing along the east boundary of the site. Unless agreed otherwise in writing by the Local Planning 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 Local Planning 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 locality and occupiers of neighbouring property, 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.

Submitted plan GA/PD/003 received 12 May 2010, and additional information showing one bulkhead porch light received 18 May 2010, are considered acceptable and hereby approved in respect to 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.

Submitted plan GA/PD/002 received 12 May 2010 showing boundary treatments is considered acceptable and hereby approved in respect to Condition 6.

- 10 No development shall take place until details of the provision to be made for the storage and disposal of refuse from the use of the dwellings, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The dwellings shall not be brought into use before the refuse storage facilities are completed.

**Reason:** To ensure satisfactory development 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.

Submitted plan GA/PD/004 received 12 May 2010 showing provision for storage and disposal of waste is considered acceptable and hereby approved in respect to Condition 10.

## REFUSED CONDITIONS

- 13 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) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (v) 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

**Reason:** To ensure satisfactory development 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.

Submitted plan GA/PD/004 received 12 May 2010 providing details of the construction method statement provides insufficient details in respect to vehicle wheel washing, dust and dirt suppression, and waste management, and is NOT considered acceptable as satisfying the informational requirements in respect to Condition 13.

- (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](http://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.



Mrs J A Batchelor  
Head of Development & Technical  
Services

06 July 2010