



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr S Allington
Turnbull Homes
Turnbull House
226 Mulgrave Road
Cheam
Sutton Surrey
SM2 6JT

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

Application Number: APP/12/00131

Site Address: 42 Highfield Avenue, Waterloooville

Proposal: Discharge of Condition No's 2, 3, 4, 5, 6, 7, 9, 13, 14, 17, 18, 19, 20 and 21 of
Planning Permission APP/10/00949.

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/10/00949.

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

- 2 Construction of the buildings hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been 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: In the interests of the amenities of the locality 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 Statement 1.

The submitted details as indicated on the External finished table Rev A received 5 April 2012 and comprising:

Face Brickwork - Ibstock Vanhoe Katrina multi and Wienerberger Chartham multi stock
Hanging Tiles - Redland plain tiles - Natural red and brown
Roof Tiles - Redland plain tiles - Natural red and grovebury brown
Render - Chalk
Stone cill and headers - Portland finish

are considered acceptable and to satisfy the informational requirements of Condition 1.

Our Ref: APP/12/00131

- 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 buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory form of development and to safeguard the adjoining Hermitage Stream and amenity of neighbouring properties; 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 Statement 25.

The submitted details as indicated on Drawing 8219/01 Rev A, 8219/101, 8219/102 and 0641/435 Rev B are considered acceptable and to satisfy the informational requirements of Condition 3.

- 4 No development hereby permitted shall commence until plans and particulars specifying the alignment, width, gradient and type of construction proposed for all footways, roads and individual accesses thereto (including all relevant horizontal cross and longitudinal sections) and the related provision to be made for street lighting and for surface water disposal and a programme for the implementation and making up of the same have been submitted to and approved in writing by the Local Planning Authority. The implementation and making up of the same shall be completed in full accordance with such plans, particulars and programme as are thus approved by the Authority.

Reason: To ensure that they are constructed to satisfactory standard and, where appropriate a standard which will enable them to be taken over as publicly maintained highways and having due regard to saved policies D1 and T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The submitted details as indicated on Drawing 8219/02 Rev A and 8219/05 are considered acceptable and to satisfy the informational requirements of Condition 4.

- 5 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 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 Statement 25.

The submitted details comprising Bituminous Macadam are considered acceptable and to satisfy the informational requirements of Condition 5.

- 6 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 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.

The submitted details as indicated on Drawing 8219/02 Rev A are considered acceptable and to satisfy the informational requirements of Condition 6.

- 7 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, hedgerows and wildlife within the Hermitage Stream Corridor on the eastern boundary of the site throughout implementation has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of that approved specification shall be undertaken and fully adhered to at all times during implementation. Any 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 2 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 saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The submitted details as indicated on Drawing 8219/04 Rev A are considered acceptable and to satisfy the informational requirements of Condition 7.

- 9 Before the development commences, landscaping and tree planting shall be submitted to, and approved in writing, by the Local Planning Authority. Such scheme shall specify the position, species, sizes and numbers of plants and trees to be planted, and the phasing and timing of such planting and shall include provision for its maintenance during the first 5 years from the date of planting.

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.

The submitted details as indicated on Drawing 8219/02 Rev C and enclosed 'plant' species are considered acceptable and to satisfy the informational requirements of Condition 9.

- 13 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. 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 implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality 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 23 and 25.

The submitted details as indicated on Drawing 8219/03 Rev A are considered acceptable and to satisfy the informational requirements of Condition 13.

- 14 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the 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: In the interests of traffic safety and having due regard to saved Policies D1, T7 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The submitted details as described within the enclosed 'Traffic Management Plan' and 'Company Environmental Policy' are considered acceptable and to satisfy the informational requirements of Condition 14.

- 17 The communal garden area as indicated on the approved plan as the area between the Hermitage Stream and the Max Flood Level shall be seeded with a wildflower rich, native grassland seed mixture. Details of the seed mixture shall be submitted to and approved by the Local Planning Authority, and once agreed in writing the seeding shall be implemented prior to occupation of the dwelling units.
Reason: To ensure satisfactory development and having due regard to saved Policies D1 and L4 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The submitted details as set out in The British Seed Houses 'Native Wild' Flower Mixture brochure applies WFG4 Wild Flora and Grass mix (for neutral soils) which is 20% Wild Flora and 80% grasses by weight are considered acceptable and to satisfy the informational requirements of Condition 17.

- 18 Notwithstanding the submitted details no development shall commence until details of the provision for cycle parking for units A, B and C have been submitted to and approved in writing by the Local Planning Authority. The units shall be built in accordance with the approved details prior to occupation.
Reason: To ensure satisfactory development and having due regard to saved Policies D1 and L4 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The submitted details as indicated on Drawing 8219/01 are considered acceptable and to satisfy the informational requirements of Condition 18.

- 19 No development shall commence until a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. Such plan shall include long term design objectives, management responsibilities and implementation and maintenance schedules for all landscape areas for a minimum period of five years.
Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance and having due regard to saved Policies D1 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The submitted details as set out in the A 5 Landscape Management Plan received 02/02/2012 are considered acceptable and to satisfy the informational requirements of Condition 19.

20 Prior to the commencement of the development hereby approved, the following details, including a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority:

- a) new planting to include hedging plants and any additional trees
- b) bird nesting boxes
- c) bat boxes or the use of 'bat friendly' roof tiles.
- d) log-pile insects.

Development shall only be undertaken in accordance with the details and timetable thus approved.

Reason: in the interests of biodiversity in accordance with saved Policy NC5 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Council Local Development Framework, and Planning Policy Statement 9.

The submitted details as indicated on Drawing 8219/02 and enclosed 'plant' species sheets, bird nesting boxes and bat boxes sheets are considered acceptable and to satisfy the informational requirements of Condition 20.

21 Notwithstanding the submitted plans no development hereby permitted shall commence until a revised plan Houses A - C Plans and Elevations Drawing No 0641-431 showing the east and west elevations correctly identified has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved plan.

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.

The submitted details as set out on Drawing 0641/431 are considered acceptable and to satisfy the informational requirements on Condition 21.

- (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/pes.
- (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)

26 April 2012