



Mr Powell
Powell Homes Ltd
Luzern
Inlands Road
Nutbourne
Chichester, West Sussex
PO18 8RJ

Discharge of Conditions Application

Application Number: APP/11/01409

Site Address: St John Ambulance Headquarters, Convent Lane, Emsworth, PO10 7JJ

Proposal: Discharge of Condition No/s 3ii (a), 5, 6, 7, 8, 9 and 10 of Planning Permission 08/58345/004 and Discharge of Condition No. 2 of APP/10/00669.

This decision relates to your application received on 30 August 2011 which was valid from 08 September 2011, 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/10/00669.

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

- 2 Notwithstanding details shown on the approved plans, no development shall take place until details of manoeuvring areas to enable vehicles to leave the site in forward gear have been submitted to and approved in writing by the local planning authority. The manoeuvring areas shall be completed in accordance with the approved details before occupation of the dwelling, and thereafter retained for this purpose.

Submitted details

Letter from Mrs Powell received 30th August 2011 and attached parking and landscape plan received 30th August 2011

A plan has been submitted which indicates the area of the site which can be used to manoeuvre vehicles to enable them to leave the site in a forward gear. The turning area is considered acceptable.

- 6 No development hereby permitted shall be commenced until a 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 and L7 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted Details

Letter from Mrs Powell received 30th August 2011 and attached parking and landscape plan received 30th August 2011 and Topographic Survey Job Number 17811_TOPO received 20th October 2011 and email received from Stephen Jupp received 20th October 2011.

The proposed landscape detailing included within the submitted letter is considered appropriate for the scale of development and offers some degree of screening for neighbouring dwellings over time. Submitted details are considered acceptable.

- 7 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 occupied 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 policies D1 and L7 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted details

Letter from Mrs Powell received 30th August 2011 and attached parking and landscape plan received 30th August 2011

The use of materials to be used for the surfacing of all open parts of the site, including bound edging, is considered to be acceptable in both in terms of colour and texture and in order to contain any loose surfacing material within the site.

- 8 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 occupied 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 policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted details

Letter from Mrs Powell received 30th August 2011 and attached parking and landscape plan received 30th August 2011

The applicant proposes to use the existing boundary treatment which is currently in place. This consists of a 1.8m fence, this combined with the proposed soft landscaping is considered to offer an acceptable level of screening to a height which maintains privacy and quite enjoyment of the neighbouring dwellings. It is anticipated that any dilapidated or damaged fence is to be replaced on a like for like basis.

- 9 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.

Reason: To safeguard the amenities of the locality and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted details

Letter from Mrs Powell received 15th November 2011 and attached parking plan received 15th November 2011

The submitted plan indicates parking for three construction vehicles and one lorry. All spaces are within the curtilage of the site and are considered to be sufficient for this small scale development. Parking is therefore unlikely to result in an adverse impact to highway safety or become a significant nuisance to neighbouring residential dwellings.

- 10 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

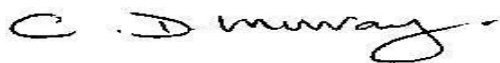
Submitted details

Letter from Mrs Powell received 30th August 2011 and attached parking and landscape plan received 30th August 2011

The applicant propose to use the existing garage located on site to store materials and the back of the site to store bricks. This contains materials within the curtilage of the application site. The site is encompassed by a 1.8m fence therefore materials are unlikely to lead to an obstruction or cause a nuisance to neighbouring dwellings.

- (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.gvo.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.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

02 December 2011