Havant BOROUGH COUNCIL

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To:
Edward Caush Associates
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The Town and Country Planning (Development Management Procedure) (England) Order 2010
Discharge of Conditions Application

Application Number: APP/11/00038
Site Address: 41 Station Road, Hayling Island, PO11 0EA

Proposal: Discharge of Condition No's 3, 4, 5, 7, 8, 9, 12, 13, 14 & 15 of Planning Permission 08/66979/007.

This decision relates to your application received on 10 January 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 08/66979/008.

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

3 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved 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 policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

Submitted Materials:

Walls

Bricks - Ibstock Ridgeway Multi
Flint brickwork with natural knapped flint - Dorset flint and Stone Blocks Limited 50/50 field flint
Timber boarding stained dark brown

Roof

Keymer plain clay til - medium
Contessa natural slate

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4 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 1996-2011.
Reason: In the interests of the visual amenity of the locality and having due regard to policy D1 of the Havant Borough District Wide Local Plan.

Levels are shown on Drawing No. 04-924:L (2-)211 D. These details show that the proposed buildings will be approx 150mm above ground level and this is considered acceptable.

5 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 policies D1, PC1 and PC3 of the Havant Borough District Wide Local Plan 1996-2011.

Drainage details are shown on Drawing No. 04-924:L(2-)211 D and the Borough Drainage Engineer raises no objection.

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 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, L6 and L7 of the Havant Borough District Wide Local Plan 1996-2011.

Shown on Drawing No. 04-924:L(2-)211 D. These details show the access road surfaced in Rudgewick Sea Sand Multi-Stock paver by Weinberger with the parking bays surfaced in tarmac.

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 along all boundaries of the site 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 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 policies D1 of the Havant Borough District Wide Local Plan 1996-2011.

Shown on Drawing No. 04-924:L(2-)211 D. These details show a mix of cbf, walling iron railings and entrance gates and are acceptable.

9 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/or in the interests of traffic safety and having due regard to policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

Shown on Drawing No. 04-924:L(2)211 D and manufacturers specification Trilux 8801/35HITK. These details show low level lighting bollards which are designed as done lighter and are directional.

12 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 policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and D1, T7 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

Shown on Drawing No. 04-924:L(2-)211 D. These details show a wash down facility for vehicles leaving the site and the Council's Highway Development Engineer raises no objection.

13 No development hereby permitted shall commence until a specification of the provision to be made for the storage and disposal of refuse following the commencement of occupation of the buildings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not occupied until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.
Reason: To safeguard the amenities of the locality and having due regard to policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011.

Shown on Drawing No. 04-924:L(2-)211 D. These details show 3 concrete bases with close boarded stained timber and pergola roof over. The plans have been amended to reduce the prominence of the stores and the details are now considered acceptable.

14 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 in the interests of traffic safety 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.

Shown on Drawing No. 04-924:L(2-)211 D. These details show a compound and the Council's Highway Development Engineer raises no objection.

15 No development shall start on site until plans and particulars showing details of the provisions of secure cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the occupation of the development is commenced and shall be retained thereafter.
Reason: To ensure adequate cycle provision within the site and having due regard to policy T6 of the Havant Borough District Wide Local Plan 1996-2011.

Shown on Drawing No. 04-924:L(2-)211 D. These details show shefield stands and the Council's Highway Development Engineer raises no objection.

(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.

Julia Potter
Executive Head of Planning and Built Environment

08 April 2011