

To:
Mr I Marshall
5 Lyne Place
Horndean
Waterlooville
Hants
PO8 9TP

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: APP/10/00638

Site Address: 192 London Road, Waterlooville, PO7 7AN

Proposal: Discharge Of Condition No's 2-9 of Planning Permission 07/51518/001.

This decision relates to your application received on 14 September 2010 which was valid from 14 September 2010, 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 07/51518/001.

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

- 2 Construction of the building 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 policies E16 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 of the Havant Borough District Wide Local Plan 1996-2011.

It is considered that the submitted brick sample Ibstock Thakeham multi red bricks and the tile sample Sandtoft Tuscan colour 20/20 interlocking plain tiles are acceptable and as such, will comply with saved Policy D1 of the Havant Borough District Wide Local Plan which forms part of the Havant Borough Local Development Framework.

- 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 the appearance of the development is satisfactory and having due regard to policies E16 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 of the Havant Borough District Wide Local Plan 1996-2011.

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Plans on the 5 October 2010 illustrating finished floor levels are considered to be acceptable and as such, will comply with saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

- 4 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.

The Landscape Strategy and Maintenance Plan submitted by email on the 16 November 2010 is considered to be acceptable by the Council's Landscape Architect and as such, will comply with 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.

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

The Landscape Plan submitted by email on the 16 November 2010 is considered to be acceptable by the Council's Landscape Architect and as such, will comply with 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.

- 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 to be provided between the points since marked 'x' and 'y' on the approved plan 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 neighbouring properties and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996-2011.

The Landscape Plan submitted by email on the 16 November 2010 is considered to be acceptable by the Council's Landscape Architect and as such, will comply with 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.

- 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 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 which 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 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 policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011.

The Landscape Plan submitted by email on the 16 November 2010 is considered to be acceptable by the Council's Landscape Architect and as such, will comply with 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.

- 8 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: In the interests of traffic safety and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and T9 of the Havant Borough District Wide Local Plan 1996-2011.

The plan received 14 September 2010 is considered to be acceptable by the Council's Highways Engineer and as such, will comply with saved Policy T5 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

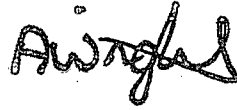
- 9 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall 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: In the interests of traffic safety and having due regard to policies T5 of the Hampshire County Structure Plan 1996-2011 (Review) and T9 of the Havant Borough District Wide Local Plan 1996-2011.

Storage compound shown on plan received 14 September 2010 is considered to be acceptable by the Council's Highways Engineer and as such, will comply with saved Policy T5 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework.

- (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

01 December 2010