Havant BOROUGH COUNCIL

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To:
Mr Dunks
Andrew R Dunks Ltd.
Unit 1 Brambles Enterprise Centre
Waterberry Drive
Waterlooville
Hants
PO7 7TH

For: Mr Rutter

Discharge of Conditions Application

Application Number: APP/10/00076
Site Address: 19 St Marys Road, Hayling Island, PO11 9BY

Proposal: Discharge of Condition No's 4 and 5 of Planning Permission 09/50763/013.

This decision relates to your application received on 22 April 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 09/50763/013.

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

4 Development shall not commence until a detailed scheme and specification for replacement tree planting and/or landscaping on an adjacent part of the site has been submitted to and approved in writing by the Local Planning Authority; such specification shall include details of the species, size and timing of such replacement planting. The approved scheme shall be implemented in strict accordance with the approved specification.
Reason: To conserve and safeguard the visual amenities of the area and having due regard to saved Policy L6 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.

Details submitted:
Plan received on 22 April 2010 showing the position of the proposed new Oak tree within the site.

The Council's Arboricultural Officer has been consulted and has confirmed that the proposed replacement Oak tree is acceptable (so long as it is the Fastigate variety) in the position shown on the plans and is therefore not contrary to saved Policy L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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5 Development shall not commence until a parking layout plan of the site showing any proposed new landscaping arrangements pursuant to Condition 4 of Planning Permission 09/50763/013 has been submitted to and agreed in writing by the Local Planning Authority. The agreed parking layout shall be implemented prior to first occupation of the development hereby approved.
Reason: To ensure that adequate parking provision remains on site and having due regard to saved Policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Details submitted:
Plan received on 22 April 2010, showing the parking layout of the site in relation to the permitted rear extension.

The Council's Development Engineer has been consulted on this plan and has confirmed the parking layout is acceptable and is therefore not contrary to saved Policy T9 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.

Mrs J A Batchelor
Head of Development & Technical Services

08 June 2010