

To:  
Mr S Wilson  
A H Brown (H.I.) Ltd  
Stoke Fruit Farm  
77 Havant Road  
Hayling Island  
Hants  
PO11 0PT

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**THE TOWN AND COUNTRY PLANNING ACT 1990**  
**Discharge of Conditions Application**

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**Application Number:** APP/10/00179

**Site Address:** Antrims Barn, St Peters Road, Hayling Island

**Proposal:** Discharge of Condition No's 2, 4, 5, 6 & 7 of Planning Permission 07/62510/002.

This decision relates to your application received on 20 May 2010, and in particular the submitted plans and particulars as detailed below.

(i) The plans and other documents submitted with your application, as amended by additional plan and information received on 30 June 2010 and 8 July 2010.

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

- 2 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be 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 in the interests of the historic character and integrity of the Listed Building, and having due regard to saved Policies D1, HE7 and HE8 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The following materials are considered acceptable and hereby approved:

|             |                                                                                 |
|-------------|---------------------------------------------------------------------------------|
| Roof:       | Natural small Spanish slate                                                     |
| Ridge Tile: | Clay ridge with grey finish                                                     |
| Walls:      | Oak board left to weather naturally                                             |
|             | Brick plinth (main barn) - reclaimed bricks (from farm) as per sample submitted |

|                                 |                                                 |
|---------------------------------|-------------------------------------------------|
| Bricks                          |                                                 |
| (garage and base of cart shed): | Rudgwick seasand bricks as per sample submitted |
| Windows:                        | Oak frames                                      |
| Doors:                          | Oak                                             |
| Garage Doors:                   | Wood                                            |
| Rooflights:                     | Steel frame                                     |
| Flue:                           | Painted matt black                              |
| Gutters/down pipes:             | Cast Iron painted black                         |

- 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 and proposals C1 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and C1 of the Havant Borough District Wide Local Plan 1996-2011.

The landscaping scheme shown on the revised plan dated 30/06/2010, with the attached specification and as amended by email dated 01/07/2010 is considered satisfactory and hereby approved.

All planting to be carried out no later than the first planting season following the occupation of the building.

- 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 the setting of the Listed Building and having due regard to policies and proposals UB3, T5, R1, E7 and E16 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and HE8 of the Havant Borough District Wide Local Plan 1996-2011.

The hard landscaping details on the revised plan dated 30/06/2010, together with the hard landscaping notes and the '*external surfaces material sample*' are considered acceptable and hereby approved.

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

The submitted 'Strategy to stop mud on road' is considered acceptable and hereby approved.

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- 7 The hedges and hedgerows to the east, south and west boundaries of the site shall be protected in accordance with details to be agreed in writing with the Local Planning Authority before development commences; such agreed protection measures shall be retained throughout the duration of the works. Any parts of the hedges or hedgerows removed without the prior written approval of the Local Planning Authority or which die or become seriously diseased or otherwise damaged within five years following practical completion of the approved development shall be replaced as soon as is practical and, in any case, by no later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed by the Local Planning Authority.

**Reason:** In the interests of securing and retaining the rural setting of the property and character of St Peters Road and having due regard to policies and proposals C1 and E8 of the Hampshire County Structure Plan 1996-2011 (Review) and D1, C1 and L6 of the Havant Borough District Wide Local Plan 1996-2011.

The tree protection methods as described in the Tree and Hedge protection plan and as amended by email dated 08/07/2010 are considered acceptable and hereby approved.

Havant Borough Council as Local Planning Authority hereby **APPROVES** your submitted application as meeting the information requirements of Conditions 2, 4, 5, 6 and 7 of Planning Permission 07/62510/002.

- (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](http://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.

*Signature*

*For* Mrs J A Batchelor  
Head of Development & Technical  
Services

22 July 2010