Havant
BOROUGH COUNCIL

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To:
Mr N Baker
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London
N1 9RL

For: Tesco Stores Ltd

Discharge of Conditions Application

Application Number: APP/11/00899
Site Address: 18 The Westbrook Centre, Grassmere Way, Waterlooville, PO7 8SE

Proposal: Discharge of Condition No/s 2, 3, 5,6 & 7 of Planning Permission APP/10/01016

This decision relates to your application received on 28 March 2011 which was valid from 04 April 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.

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 policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

Details Submitted:

1. Brick sample - Ibstock Bexhill 4010
2. Roof tile sample - Marley Eternit Rivendale Fibre Cement Slates (Blue / Black)
3. Shop front sample - powder coated aluminium finished in grey RAL7037

The proposed materials are considered to be appropriate in that they are suitable with regards to the palette of materials in the locality. The details therefore accord with Policy CS16 of the Core Strategy 2011 which forms part of the Local Development Framework.

3 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 ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements 1 and 25.

Details Submitted:

- Barter Hill drawing no. 4048/100 Rec P2: Drainage Layout
- Barter Hill drawing no. 4048/101 Rev P1: Drainage Construction Details
- Drainage Calculations prepared by Micro Drainage.

The Council's Drainage Engineer has been consulted on these details and had raised no objections. It is therefore considered that the proposed details accord with Policies CS16 and DM10 of the Core Strategy 2011 which forms part of the Local Development Framework.

5 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 CS16, DM13 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

Details Submitted:

- Base Build Site Drawing which shows the parking for construction related and delivery vehicles to be located in the two laybys adjacent to the highway and also the public car park to the north of the site.

It is considered that the proposed parking areas would not have an averse impact on the amenities of the locality or the pose a risk to traffic safety and therefore accords with policies CS16, DM13 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

6 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 in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

Details Submitted:

- Base Build Site Drawing which shows the location of the material storage compound on the site. The letter from the agent which accompanies the application also states that higher value materials would be contained within a lockable storage container.

It is considered that the proposed material storage compound area would not have an averse impact on the amenities of the locality or the pose a risk to traffic safety and therefore accords with policies CS16, DM13 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the 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 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 CS16, CS20 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the Local Development Framework.

Details Submitted:

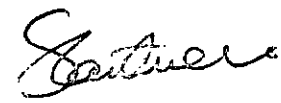
- Base Build Site Drawing shows the path of delivery / construction vehicles and the location of the cleaning station. The letter from the agent which accompanies the application states that as the site currently consists of mostly tarmac and paving stone, the level of mud and spoil is excepted to be minimal. All vehicles that enter the site will be thoroughly checked and a cleaning station will be provided for any vehicles leaving the site.

It is considered that the specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site is appropriate and that the details accord with policies CS16, CS20 and DM10 of the Havant Borough Core Strategy 2011, which forms part of the 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.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.



Julia Potter
Executive Head of Planning and Built Environment

03 June 2011

Our Ref: APP/11/00899