Havant
BOROUGH COUNCIL

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To:
Mr A Harris
WYG Planning
The Loft
St Clair's Farm
Wickham Road
Droxford
SO32 3PW

For: Mr and Mrs Griffin

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: APP/10/00225
Site Address: 17-19 Eastoke Avenue, Hayling Island

Proposal: Discharge of Condition No's 1, 2, 3, and 6 of Planning Permission 08/68223/004 and Discharge of Condition No's 9, 10, 11, 13, 14, 15, 16, 18 & 19 of Planning Permission 04/68223/003.

This decision relates to your application received on 01 June 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 Permissions 08/68223/004 and 04/68223/003.

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

Planning Permission 08/68223/004

1 No development hereby permitted shall be commenced until a more 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.

Details Submitted:

Landscape Strategy Plan - ref. 1108-101 and Landscape Maintenance Plan are 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.

2 Prior to the occupation of any of the dwellings hereby approved the development shall fully comply with the mitigation strategy detailed within the Flood Risk Strategy submitted on 24 June 2008.
Reason: To ensure the safety of the occupiers of the property against the risk of flooding and having due regard to PPS 25 and policy F1 of the Havant Borough District Wide Local Plan 1996-2011.

Details Submitted:

Letter and attached plan dated 27 May 2010 from Opus International Consultants is considered to be acceptable by the Council's special Projects Engineers and the Environment Agency and as such, will comply with saved Policy F1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 25.

3 Prior to commencement of development a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, in a flood event, the Flood Evacuation Plan shall be adhered to.
Reason: To ensure the safety of the occupiers of the property against the risk of flooding and having due regard to PPS25 and policy F1 of the Havant Borough District Wide Local Plan 1996-2011.

Details Submitted:

Flood warning and escape plan dated 27 May 2020 from Opus International Consultants is considered to be acceptable by the Council's special Projects Engineers and the Environment Agency and as such, will comply with saved Policy F1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 25.

6 Prior to the commencement of development (including demolition) a plan showing the positioning and method of laying of all underground services on site relative to trees shall be submitted to and approved in writing by the Local Planning Authority. Details shall also be provided of the depth and capacity of these services. Thereafter the services shall be laid in accordance with the approved details and the development shall not be brought into use prior to the provision of these services in accordance with the approved plans.
Reason: To safeguard the health and well being of the trees and having due regard to policies L6 of the Havant Borough District Wide Local Plan 1996-2011.

Details Submitted:

Letter and attached plan HP8013-dwg02-site location dated 27 May 2010 is considered to be acceptable by the Council's Tree Officer and as such, will comply with 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 25.

Planning Permission 04/68223/003

9 No development hereby permitted shall commence until a plan showing the layout of provision to be made for associated vehicular parking of cars has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the laying out, hardsurfacing and marking out of all such approved parking provision has been completed. Thereafter, at all times, all such parking provision shall be retained and used only for the parking of cars.
Reason: To ensure appropriate vehicle parking provision and in the interest of traffic safety and having due regard to policies and proposals T2 and T5 of the Hampshire County Structure Plan 1996-2011 (Review) and T5 and GDD1 of the Havant Borough Local Plan 1994.

Details Submitted:

Plans showing the approved parking layout under the reserved matters application for provision of parking for plots 1, 2 and 3 - ref HP08013-DWGG10 - Plot 1, HP08013-DWGG11 - Plot 2, HP08013-DWGG12 - Plot 3, are 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.

10 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall have been submitted to and approved in writing 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 and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and GDD1 and HO6 of the Havant Borough Local Plan 1994.

Details Submitted:

It is considered that the submitted brick sample London Brick/Heather Sandfaced and the tile sample Hawkins/Sandfaced are 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.

11 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 satisfactory development and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and GDD1 of the Havant Borough Local Plan 1994.

Details Submitted:

Plans approved under the reserved matters application illustrating finished floor levels for Plots 1, 2 and 3 - ref. HP08013-DWGG30 - Plot 1; HP08013-DWGG31 - Plot 2, HP08013-DWGG32 - Plot 3 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.

13 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 having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and GDD1 of the Havant Borough Local Plan 1994.

Details Submitted:

Landscape Strategy Plan - ref. 1108-101 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.

14 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 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 of the locality and/or occupiers of neighbouring property and having due regard to policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and GDD1 of the Havant Borough Local Plan 1994.

Details Submitted:

Landscape Strategy Plan - ref.1108-101 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.

15 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 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 trees 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 a height to be agreed by the Local Planning Authority prior to planting.
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 and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and GDD1 of the Havant Borough Local Plan 1994.

Details Submitted:

Arboricultural Method Statement dated 3 June 2010 and approved under the reserved matters application is considered to be acceoptable by the Council's Tree Officer and as such, will comply with 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 25.

16 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 and proposals T5 of the Hampshire County Structure Plan 1996-2011 (Review) and GDD1 and T5 of the Havant Borough Local Plan 1994.

Details Submitted:

Storage compound and parking during construction plan re. HP08013/101 received 1 June 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.

18 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 Havant Borough Local Plan 1994.

Details Submitted:

Details provided within letter dated 1 June 2010 AH/mp/HP8013 are 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.

19 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 use of the building(s) hereby permitted 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 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 and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and GDD1 of the Havant Borough Local Plan 1994.

Details Submitted:

Details approved under the reserved matters application ref HP08013-DWG.02 Site Location and Landscape Strategy Plan 1108-101 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.

(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 October 2010

Our Ref: APP/10/00225