Havant
BOROUGH COUNCIL

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To:
Mr G Ash
Graham Ash Architects
18a Market Place
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Discharge of Conditions Application

Application Number: APP/10/00299
Site Address: Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR

Proposal: Discharge of Condition No's 3, 5 and 6 of Planning Permission 09/52209/035.

This decision relates to your application received on 18 June 2010, which was valid from 23 June 2010, and in particular the plans and other documents submitted with your application.

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

3 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 saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted Details:

Drawing No. 05:043:61 shows the proposed soft landscaping scheme following the alterations to the existing car park and the provision of the new access through the north of the site. The Council's Landscaping Officer has been consulted and has advised that the details are acceptable in principle, but the planting centres should be 750mm. They also advise planting in groups of the same species within the areas shown. The details are therefore not considered to be contrary to saved Policies D1 and 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 No works shall commence until a method statement addressing the development's proximity to the onsite Acer tree and the off site Pinus tree has been submitted to and agreed in writing by the Local Planning Authority. After such time, any works must be carried out in strict accordance with the agreed method statement.
Reason: to protect natural existing features in the immediate locality and having due regard to saved Policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted Details:

Arboricultural Method Statement received on 08/07/2010, carried out by Ecourban Consulting. The Council's Tree Officer has been condulted and has advised that the Method Statement appears sound and to meet Condition 5. He has also advised that the Sycamore tree is noted for works - 3.5m crown lift and as discussed with Stephen Cantwell, these works can form part of the planning application and further permission is not required. It is important that the areas where Arb supervision is highlighted, that the consultant is on site to ensure the works are carried out whereby impact on the trees is negated.

The details therefore are not considered to be contrary to saved Policies D1 and L6 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 details including the proposed positions of the signage markings for the entrance and exit relating to the one way road system around the site have been submitted to and agreed in writing by the Local Planning Authority and once agreed the signage markings shall be retained thereafter at all times.
Reason: In the interests of highway safety and having due regard to saved Policies D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Submitted Details:

Drawing No. 05:043:62 shows the positions of the proposed signs. The Council's Development Engineer has been consulted and has advised that they are satisfied that the positions of the signs would not have an adverse impact on the safety of the adjoining highway. As such, it is considered that the details submitted are not contrary to saved Policies D1 and T7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of Conditions 3, 5 and 6 of Planning Permission 09/52209/035.

(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.

Mrs J A Batchelor
Head of Development & Technical Services

15 September 2010

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