



Havant
BOROUGH COUNCIL

Civic Offices
Havant
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To:
Mr J Skipper
Design and Implementation
Property Business and Regulatory
Three Minsters House
76 High Street, Winchester
SO23 8UL

THE TOWN AND COUNTRY PLANNING ACT 1990
Discharge of Conditions Application

Application Number: APP/10/00554

Site Address: Civic Offices, Civic Centre Road, Havant, PO9 2AX

Proposal: Discharge of Condition No's 3, 4, 5, 6, 7, 8, 9, 13, 16 and 17 of Planning Permission APP/10/00001.

This decision relates to your application received on 23 August 2010, which was valid from 24 August 2010, and in particular the submitted plans and particulars as detailed below.

The plans and other documents submitted with your application, as amended by additional information received on 28 and 30 September 2010 and 1 October 2010.

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

- 3 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. These shall include details of glazing systems and brise soleil. 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 saved Policy D1 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.

The following materials and finishes are considered acceptable and hereby approved:

Submitted Details:

Atrium:

Cladding:

Curtain Walling:

Brise Soleil:

Steel Framed Colonnade:

Aluminium cladding with Larson Anodic finish

Aluminium sample

Vertical untreated Western Red Cedar

Steel columns with painted finish

Our Ref: APP/10/00554

Existing Building:

Cladding to replace existing GRP panelling - Aluminium cladding with Larson Anodic finish

New Structures/Uses:

Portacabin:	Vinyl clad steel panels
Glazed screen wall:	Steel base, glass balustrade toughened and laminated, brushed stainless steel top rail
Secure cycle parking: Beneath Civic Suite	Aluminium Weldmesh polyester powder coated screens
Freestanding Broxapp cycle shelters	Galvanised steel bike racks,, with powder coated mesh side panels and clear polycarbonate roof

- 4 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 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, D3, L6 and L7 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.

The following landscaping proposals are considered acceptable and hereby approved:

The landscaping details as shown on Drawing No's E1484-L707 Rev T1, E1484-L710 Rev T2, E1484-L711 Rev T1, E1484-L712 Rev C1, E1484-L713 Rev P1, E1484-L714 Rev P1, E1484-L702 Rev P3, E1484-L704 Rev P3, together with the email from Jonathan Skipper dated 1 October 2010, and the Arboricultural Method Statement.

Landscape details for the front courtyard are considered separately under Condition 19.

- 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 having due regard to saved Policies D1, D3 and L7 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.

The hardsurfacing details as shown on Drawing No's E1484-L707 Rev T1, E1484-L710 Rev T2, E1484-L711 Rev T1, E1484-L712 Rev C1, E1484-L713 Rev P1, E1484-L714 Rev P1, E1484-L702 Rev P3, E1484-L704 Rev P3 and on the tile detail submitted 30 September 2010, and as detailed on the email from Jonathan Skipper dated 1 October 2010, are considered acceptable and hereby approved

The approved materials are as follows:

Pedestrian Asphalt Q22/110A
Vehicle Asphalt Q12/112
Hard compacting gravel Q23/110
Loose laid chipping Q23/150
Loose gravel Q23/160
Conventional concrete block paving Q24/110
Permeable concrete block paving Q24/115
Slab paved margin Q25/200A
New concrete flag paving Q25/215A
Concrete flag paving Q25/225A
Ceramic tile M40/110
Tactile paving Q25/226

- 6 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 and hedgerows 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 whilst such implementation is in progress. Any such tree or hedgerow 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 not less than 1.6 metres in height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the 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, and Planning Policy Statement 1.

The submitted information in relation to tree protection as detailed on the Arboricultural Method Statement and shown on Drawing No. E1484-L704 Rev 3 is considered acceptable and hereby approved.

In accordance with the email from Mr Skipper dated 1 October 2010 the phase 2 tree protection measures are being evolved and are not approved at this stage.

- 7 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 saved Policies D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

The details shown in relation to construction vehicles/deliveries in relation to Phase 1 on the Morgan Sindall plans received 28 September 2010 are considered acceptable and hereby approved.

In accordance with the email from Mr Skipper dated 1 October 2010 the Phase 2 construction parking etc. are being evolved and are not approved at this stage.

- 8 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 saved Policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 23.

The details shown in relation to construction material storage in relation to Phase 1 on the Morgan Sindall plans received 28 September 2010 are considered acceptable and hereby approved.

In accordance with the email from Mr Skipper dated 1 October 2010 the Phase 2 construction material storage etc. are being evolved and are not approved at this stage.

- 9 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 saved Policies D1, T7 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

The details provided in relation to measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site detailed in Morgan Sindalls submitted details are considered acceptable and hereby approved.

- 13 The development hereby permitted shall not commence unless and until a delivery route/construction phasing plan and details of hours of delivery have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to saved Policies D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

The details of delivery routes, construction phasing and hours of delivery provided on Morgan Sindalls phase 1, 1a and 2 are considered acceptable and hereby approved.

- 16 The Portacabin hereby permitted shall be sited in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The Portacabin shall be removed and the site returned to its original condition or to a condition to be agreed in writing within 3 months of the substantial completion of the new internal layout hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the site and having due regard to saved Policy D1 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.

The details shown in relation to the siting of the Portacabin on Drawing No. E1484-L702 Rev P3 are considered acceptable. The condition cannot at this stage be discharged due to the ongoing requirement in relation to its removal.

- 17 No additional extract/ventilation equipment shall be installed on the atrium hereby permitted unless and until full details are submitted to and approved in writing by the Local Planning Authority. Any equipment subsequently installed shall be in accordance with the approved details.

Reason: In the interests of the ensuring a building of visual quality and having due regard to saved Policy D1 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.

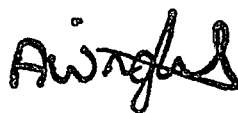
The submitted information indicates that no additional extracts/ventilation equipment is proposed to be added to the Atrium. This condition cannot be discharged as it imposes ongoing requirements.

Havant Borough Council as Local Planning Authority hereby **APPROVES** your submitted application as meeting the information requirements of Conditions 3, 4, 5, 9, 13, 16 and 17 of Planning Permission APP/10/00001.

The following conditions can be **PART DISCHARGED** with the first phase of development considered acceptable - Conditions 6, 7 and 8.

For the avoidance of doubt the Phase 1 development can now commence, Phase 2 development should not commence unless and until further details in relation to Conditions 6, 7 and 8 have been submitted to and approved in writing by the Local Planning Authority.

- (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.
- (4) The applicants are advised that the following conditions impose ongoing requirements Conditions 3, 4, 5, 6, 7, 8, 9, 13, 16 and 17.



Julia Potter
Executive Head of Planning and Built
Environment

05 October 2010