

Supplementary Information

HAVANT BOROUGH COUNCIL
PLANNING COMMITTEE
THURSDAY, 16TH MARCH, 2023

Please note that the attached supplementary information was unavailable when the agenda was printed.

Agenda No Item

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| 5(a) | APP/21/00399 - Land at Waterloo Park, Elettra Avenue, Waterlooville | 1 - 4 |
| | Proposal: Full application for erection of discount foodstore, drive through coffee shop and drive-through restaurant with associated car parking, service yard, landscaping, means of access and associated infrastructure. | |

[Additional Documents](#)

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HAVANT BOROUGH COUNCIL

PLANNING COMMITTEE 16 MARCH 2023

Update Report re: APP/21/00399 – Land at Waterloo Park, Elettra Avenue, Waterlooville

Full application for erection of discount foodstore, drive through coffee shop and drive-through restaurant with associated car parking, service yard, landscaping, means of access and associated infrastructure

Report Updates

9 (a) Amendment to RECOMMENDATION wording

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION** for Application APP/21/00399 subject to:.....

(b) Amendments to Conditions

Following discussions with the applicants Condition 8 (Delivery and Servicing Management Plan), Condition 12 (detail of any extraction equipment to be installed) and Condition 20 (Sustainable Construction) are proposed to be split so that they to relate to each individual Unit rather than the development as a whole. The reason for separating the conditions is to prevent any potential delays in the Units becoming occupied whilst the last Unit deals with submission of the details. The amendments are detailed below:

Condition 8 to be replaced by the following three conditions

Prior to the occupation of Unit A, a Delivery and Servicing Management Plan relevant to Unit A shall be submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be managed and operated only 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 policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

Prior to the occupation of Unit B, a Delivery and Servicing Management Plan relevant to Unit B shall be submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be managed and operated only 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 policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

Prior to the occupation of Unit C a Delivery and Servicing Management Plan relevant to Unit C shall be submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be managed and operated only 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 policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 12 to be replaced by the following three conditions

Prior to Unit A being first brought into use, full details of any extraction equipment to be installed relevant to Unit A shall be submitted to, and approved in writing, by the Local Planning Authority. The ventilation equipment shall be installed and operated in accordance with the approved details and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To safeguard the amenities of the locality having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework

Prior to Unit B being first brought into use, full details of any extraction equipment to be installed relevant to Unit B shall be submitted to, and approved in writing, by the Local Planning Authority. The ventilation equipment shall be installed and operated in accordance with the approved details and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To safeguard the amenities of the locality having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework

Prior to Unit C being first brought into use, full details of any extraction equipment to be installed relevant to Unit C shall be submitted to, and approved in writing, by the Local Planning Authority. The ventilation equipment shall be installed and operated in accordance with the approved details and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To safeguard the amenities of the locality having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework

Condition 20 to be replaced by the following three conditions

Within 6 months of Unit A first becoming occupied, written documentary evidence proving that the development has achieved at minimum Very Good against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: To ensure the development contributes to sustainable construction in accordance with Policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.

Within 6 months of Unit B first becoming occupied, written documentary evidence proving that the development has achieved at minimum Very Good against the BREEAM Standard in the form of post construction assessment and certificate as

issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: *To ensure the development contributes to sustainable construction in accordance with Policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.*

Within 6 months of Unit C first becoming occupied, written documentary evidence proving that the development has achieved at minimum Very Good against the BREEAM Standard in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval.

Reason: *To ensure the development contributes to sustainable construction in accordance with Policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011.*

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