



Havant
BOROUGH COUNCIL

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Mr Galloway
Peter Galloway Partnership
17A Langstone Road
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For: Mr Heather
JNP Developments & Investments Limited

**The Town and Country Planning (Development Management Procedure) (England)
Order 2015**
Grant of Planning Permission

Application Number: APP/18/01206

Site Address: 42 Bedhampton Hill, Havant, PO9 3JW

Proposal: Erection of two storey building providing 7no. Supported Living Apartments with ancillary social space and associated car parking (revised scheme).

Further to your application received on 20 November 2018, which was valid from 07 December 2018, Havant Borough Council, as Local Planning Authority **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

- (i) The plans and other documents submitted with regard to your application; and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement amended January 2019
Arboricultural Assessment & Method Statement by Barrell dated 25th January 2019
13201-AIA8-PB
Tree Protection Plan by Barrell 13201-BT8 on Councils website dated 29 January 2019
Site Layout Plan 18/2000/P01 Rev F
Block Plan 18/2000/B01 Rev A
Elevations 18/2000/P04 Rev G
Context Elevation 18/2000/P03 Rev C
General Arrangement - Ground, First and Roof plans 18/2000/P02 Rev D
Landscaping & Drainage Proposals 18/2000/LD01 Rev C
Plant Schedule 18/2000/LD02 Rev C

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Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as specified on the hereby approved plans and match, in type, colour and texture, those of the existing development on the site so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The proposed works shall be carried out in accordance with the Arboricultural Assessment and Method Statement by Barrell dated 25th January Ref 13201-AIA8-PB and the Tree Protection Plan by Barrell Plan Ref 13201-BT8 on Council's website dated 29 January 2019.
Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.
- 5 If, during development, contamination not previously identified on site is found to be present (for example solvent odour, stained or discoloured soils or sub-soils), no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. All works outlined in the submitted report prepared by Soil and Environmental Services (SES) Ltd ref SES/JNPDIL/HL/1#1 received 17 December 2013 in association with discharge of condition application APP/13/01258 shall be adhered to.
Reason: To ensure that no unacceptable risks are posed to future residents, buildings or services as a result of potential off-site contamination sources, and having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014.
- 6 The development shall not be brought into use until the 6 additional spaces for the parking of cars, and cycle storage area as shown on the hereby approved site layout plan have been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The hereby approved development shall only be occupied by persons requiring 'supported living' and receiving support from staff on the wider care home site.
Reason: To accord with the terms of the application with limited on site parking as such future tenants do not own vehicles, in the interests of highway safety and amenity having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 Notwithstanding the approved landscape plan 18/2000/LDO1 Rev 3, the existing embankment trees and shrubs to the north of the hereby approved building shall be retained and maintained at all times to a minimum height of 3 metres and to a standard consistent with good arboricultural practice. The ground cover in this area shall be retained as a naturalised wildlife area at all times. Any trees or shrubs retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased shall be replaced within the next planting season by trees or shrubs of similar size and species.

Reason: To ensure the maintenance of screening to the site in the interests of neighbour amenity; and in the interests of biodiversity having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 9 The works hereby permitted shall not be occupied unless or until the development has erected a minimum of two bat roosting units and two bird nesting units within the site in regards to securing ecological mitigation and enhancement measures in accordance with Conservation Regulations. The boxes shall be retained as such thereafter.

Reason: To provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011 and National Planning Policy Framework.

- 10 The soft and hard landscaping works shown on the hereby approved plan 18/2000/LD01 Rev C and supporting Plant Schedule 18/2000/LD02 Rev C shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Other Important Information:

- (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 6571.
- (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 Plaza or by telephoning 023 9244 6015.
- (4) You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.
This is in order to protect the occupants of nearby residential properties from smoke pollution.

- (5) You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (6) You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 08.00 - 18.00 and Saturday: 08:00 - 13.00. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance
- (7) You are hereby requested to ensure that any external lighting that may be installed on this site, within the grounds or attached to the building, is so positioned so as not to cause nuisance to neighbouring properties. This is in order to protect the occupants of nearby residential dwellings from light pollution.
- (8) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit, amended plans requested and submitted, making your proposal acceptable.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place

07 March 2019