
Site Address: Southleigh Park House, Eastleigh Road, Havant, PO9 2PE
Proposal: Hybrid Application - Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space.

Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

Application No:	APP/17/00863	Expiry Date:	31/01/2019
Applicant:	Messrs Snell, Wilcox, Manson Lyon & Hartleys SASS		
Agent:	Mrs J Hudson Terence O'Rourke Ltd	Case Officer:	Steve Weaver
Ward:	St Faiths		

Reason for Committee Consideration: Recommended revision to previous Committee resolution

HPS Recommendation: **GRANT PERMISSION**

1 Introduction

- 1.1 At its meeting held on 5 April 2018, the Development Management Committee resolved to approve hybrid application APP/17/00863 in respect of Southleigh Park House, which seeks:
- (i) a full planning permission for the change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space; and
 - (ii) an outline planning permission for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.
- 1.2 The minutes of the Committee meeting have been published on the Council's website (Minute 130/4/18 refers) and these set out that each permission would be subject to the completion of a S106 legal agreement (subject to such changes as the Head of Planning and the Solicitor to the Council may determine) and also a suite of conditions, as set out in the Committee minute.
- 1.3 As the minute also sets out, the debate at that meeting addressed the matter of whether a revised viability assessment should be required in respect of the emerging proposals, given that the submitted proposals make no provision for affordable housing. The minute records:
- "Whilst some members raised concerns over the various unknown elements of the proposals, they were happy to support the principle of development if a new viability assessment was submitted with a full application".*

To that end a condition was added to the officers' recommended suite of conditions:

"19. A revised viability assessment shall be submitted with the reserved matters application."

- 1.4 Further to the Committee resolution, work has been progressing on the drafting of the S106 Agreement in respect of the proposals, and this work has included clarifying the viability assessment process. The S106 negotiations are at an advanced stage, and it is anticipated that they will be concluded within the near future.
- 1.5 As part of this process, however, officers have identified that the additional condition requiring the revised viability assessment has been applied to the full part of the planning application in error; when instead it should have been applied to the outline part (which will see the reserved matters submission in due course).
- 1.6 The Committee are therefore requested to agree a revision to the previously agreed suite of conditions in order to remove the viability assessment condition from the full part of the application and impose it on the outline part of the application instead.
- 1.7 For clarity, the suite of conditions proposed to be imposed on the full and outline permissions respectively is as set out in Appendices A and B attached to this report.

2 RECOMMENDATION:

That, in respect of Application APP/17/00863, the Head of Planning be authorised to:

(i) Grant Full Planning Permission for only the following part of the above proposal as described:

Full planning permission for change of use, alterations to and extension of existing buildings to 20no. residential units, (13no. units in the main house and 7no. units in the other listed buildings) with associated landscaping, parking and amenity space.

Subject to the following:

(a) The completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation (subject to such changes as the Head of Planning and the Solicitor to the Council may determine), to secure the matters set out in the officer report accompanying Planning Application APP/17/00863; and

(b) Planning conditions as set out in Appendix A to this report;

(ii) Grant Outline Planning Permission with respect to the following part of the above proposal as described:

Outline application (All matters reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

Subject to the following:

(a) The completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation (subject to such changes as the Head of Planning and the Solicitor to the Council may determine), to secure the matters set out in the officer report accompanying Planning

Application APP/17/00863; and

(b) Planning conditions as set out in Appendix B to this report.

Appendices:

- (A) List of conditions to be imposed on full planning permission
- (B) List of conditions to be imposed on outline planning permission