

HAVANT BOROUGH COUNCIL
PUBLIC SERVICE PLAZA
CIVIC CENTRE ROAD
HAVANT
HAMPSHIRE P09 2AX



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DEVELOPMENT MANAGEMENT COMMITTEE AGENDA

Membership: Councillor Buckley (Chairman)

Councillors Howard, Keast, Lloyd, Patrick, Lowe and Satchwell (Vice-Chairman)

Meeting: Development Management Committee

Date: 24 January 2019

Time: 5.00 pm

Venue: Hurstwood Room, Public Service Plaza, Civic Centre Road,
Havant, Hampshire PO9 2AX

The business to be transacted is set out below:

Nick Leach
Monitoring Officer

15 January 2019

Contact Officer: Nicholas Rogers 023 92446233
Email: nicholas.rogers@havant.gov.uk

Page

PART A - (Items Open for Public Attendance)

1 Apologies for Absence

To receive and record apologies for absence.

2 Minutes

1 - 6

To approve the minutes of the Development Management Committee held on 13 December 2018.

3 Matters Arising



- | | | |
|----------|--|------------------|
| 4 | Site Viewing Working Party Minutes | To Follow |
| | To receive the minutes of the Site Viewing Working Party held on 17 January 2019. | |
| 5 | Declarations of Interest | |
| | To receive and record declarations of interests from members present in respect of the various matters on the agenda for this meeting. | |
| 6 | Chairman's Report | |
| | The Chairman to report the outcome of meetings attended or other information arising since the last meeting of the Committee. | |
| 7 | Matters to be Considered for Site Viewing and Deferment | |
| | The Committee are invited to consider any matters they wish to recommend for site viewing or deferment. | |
| 8 | Deputations | |
| | To receive requests to make a deputation to the Committee. | |
| 9 | Applications for Development and Development Control Matters | 7 - 10 |

Part 1 - Applications Viewed by the Site Viewing Working Party

- | | | |
|-------------|--|----------------|
| 9(1) | APP/18/00985 - 3 Lexden Gardens, Hayling Island, PO11 0QP | 11 - 28 |
| | <p>Proposal: First floor extension over existing garage and utility room; cladding to elevations.</p> <p>Associated Documents: https://tinyurl.com/y9o5kolq</p> | |

Part 2 - Applications Submitted by Havant Borough Council or Affecting Council Owned Land

None

Part 3 - All Other Applications for Development

- | | | |
|-------------|---|----------------|
| 9(2) | APP/18/01234 - 39 West Street, Havant, PO9 1LA | 29 - 72 |
| | <p>Proposal: Change of use from a former bank (Class A2) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment and other external alterations (resubmission of application ref:</p> | |

APP/18/00706).

Associated Documents: <https://tinyurl.com/y7933vqz>

Part 4 - Enforcement and Other Development Control Matters

9(3) APP/17/00863 - Southleigh Park House, Eastleigh Road, Havant, PO9 2PE 73 - 98

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.

Associated Documents: <https://tinyurl.com/ybrtpa7k>

PART B (Confidential Items - Closed to the Public)

None

GENERAL INFORMATION

IF YOU WOULD LIKE A VERSION OF THIS AGENDA IN LARGE PRINT, BRAILLE, AUDIO OR IN ANOTHER LANGUAGE PLEASE CONTACT DEMOCRATIC SERVICES ON 023 92 446 231

Internet

This agenda and its accompanying reports can also be found on the Havant Borough Council website: www.havant.gov.uk. Would you please note that committee reports are subject to changes and you are recommended to regularly check the website and to contact *Nicholas Rogers* (tel no: 023 92446233) on the afternoon prior to the meeting for details of any amendments issued.

Public Attendance and Participation

Members of the public are welcome to attend the Public Service Plaza and observe the meetings. If you wish to address the Committee on a matter included in the agenda, you are required to make a request in writing (an email is acceptable) to the Democratic Services Team. A request must be received by 5pm on **Tuesday, 22 January 2019**. Requests received after this time and date will not be accepted

In all cases, the request must briefly specify the subject on which you wish to speak and whether you wish to support or speak against the matter to be discussed. Requests to make a deputation to the Committee may be sent:

By Email to: nicholas.rogers@havant.gov.uk or DemocraticServices@havant.gov.uk

By Post to:

Democratic Services Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

Delivered at:

Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

marked for the Attention of the "Democratic Services Team"

PROTOCOL AT MEETINGS – RULES OF DEBATE

Rules of Debate

- Councillors must always address each other as “Councillor ...” and must always address the meeting through the Chairman
- Councillors may only take part in the debate if they are present at the meeting: video conferencing is not permissible
- A member of the Committee may not ask a standing deputy to take their place in the Committee for part of the meeting
- The report or matter submitted for discussion by the Committee may be debated prior to a motion being proposed and seconded. Recommendations included in a report **shall not** be regarded as a motion or amendment unless a motion or amendment to accept these recommendations has been moved and seconded by members of the Committee
- Motions and amendments must relate to items on the agenda or accepted by the meeting as urgent business
- Motions and amendments must be moved and seconded before they may be debated
- There may only be one motion on the table at any one time;
- There may only be one amendment on the table at any one time;
- Any amendment to the motion can be moved provided it is (in the opinion of the Chairman) relevant to the matter under discussion. The amendment can be a direct negative of the motion.
- The mover with the agreement of the seconder may withdraw or alter an amendment or motion at any time
- Once duly moved, an amendment shall be debated along with the original motion.
- If an amendment is carried, the motion as amended shall take the place of the original motion and shall become the substantive motion on which any further amendment may be moved.
- If an amendment is rejected different amendments may be proposed on the original motion or substantive motion.
- If an amendment is lost, other amendments may be moved to the original motion or substantive motion
- If an amendment is lost and there are no further amendments, a vote will be taken on the original motion or the substantive motion
- If no amendments are moved to the original motion or substantive motion, a vote will be taken on the motion or substantive motion
- If a motion or substantive motion is lost, other motions may be moved

Voting

- Voting may be by a show of hands or by a ballot at the discretion of the Chairman;
- Councillors may not vote unless they are present for the full duration of the

item;

- An amendment must be voted on before the motion
- Where there is an equality of votes, the Chairman may exercise a second (casting) vote;
- Two Councillors may request, before a vote is taken, that the names of those voting be recorded in the minutes
- A Councillor may request that his/her vote be recorded in the minutes

Who To Contact If You Wish To Know The Outcome Of A Decision

If you wish to know the outcome of a particular item please contact the Contact Officer (contact details are on page i of the agenda)

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PLEASE EVACUATE THE BUILDING IMMEDIATELY.

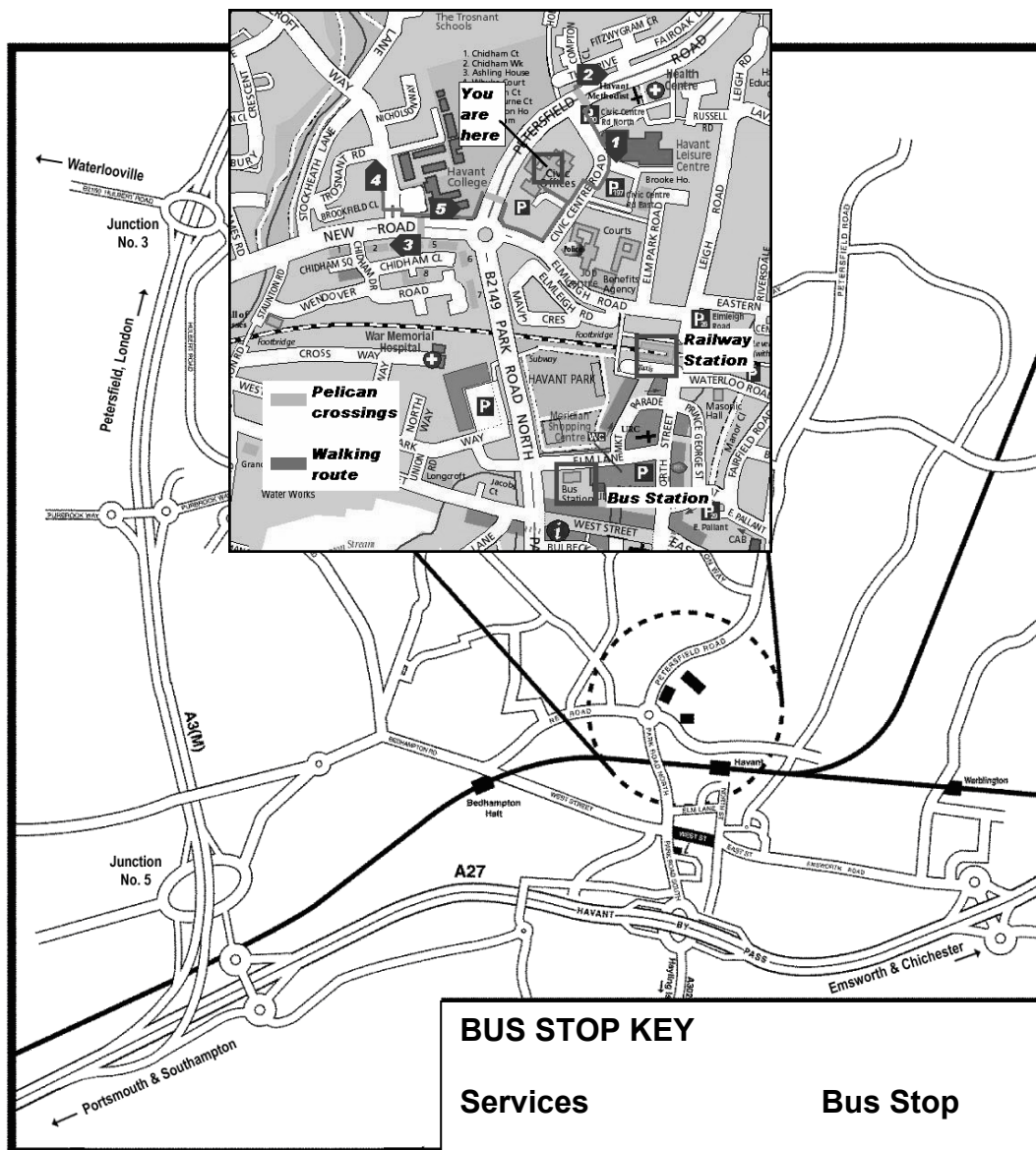
DO NOT RE-ENTER THE BUILDING UNTIL AUTHORISED TO DO SO

No Smoking Policy

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Parking

Pay and display car parking is available in the Leisure Centre car park opposite the Civic Offices as shown on the attached plan.



BUS STOP KEY

Services	Bus Stop
20, 21, 39, 63	1
20, 21, 36**, 39	2
23, 36**	3
23, 27**, 37	4
23, 27**, 36**, 37	5

** - also stops "hail and ride" opposite
Stop 1 in Civic Centre Road



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 13 December 2018

Present

Councillor Buckley (Chairman)

Councillors Crellin (Standing Deputy), Howard, Keast, Lloyd and Patrick

Other Councillors Present:

Councillor(s): Cresswell, Bowerman and Hughes

65 Apologies for Absence

Apologies for absence were received from Councillors Satchwell and Lowe.

66 Minutes

RESOLVED that the minutes of the meeting of the Development Management Committee held on 18 October 2018 were agreed as a correct record and signed by the Chairman.

67 Matters Arising

There were no matters arising.

68 Site Viewing Working Party Minutes

The minutes of the Site Viewing Working Party held on 6 December 2018 were received.

69 Declarations of Interest

There were no declarations of interest.

70 Chairman's Report

There were no matters that the Chairman wished to report to the Committee.

71 Matters to be Considered for Site Viewing and Deferment

There were no matters to be considered for site viewing and deferment.

72 Deputations

The Committee received the following deputations:

- (1) Dr Mason – APP/18/00929 – Southdown View, Long Copse Lane, Emsworth;
- (2) Mr Poirrier – APP/18/00929 – Southdown View, Long Copse Lane, Emsworth;
- (3) County Councillor Ray Bolton – APP/18/00929 – Southdown View, Long Copse Lane, Emsworth; and
- (4) Councillor Rivka Cresswell* – APP/18/00929 – Southdown View, Long Copse Lane, Emsworth.

* Councillor Lulu Bowerman made the deputation on behalf of Councillor Rivka Cresswell.

73 APP/18/00929 - Southdown View, Long Copse Lane, Emsworth

(The site was viewed by the Site Viewing Working Party).

Proposal: Change of use of the site to a mixed use comprising private equestrian yard and siting of additional 1No mobile home to enable a total of 2No mobile homes on site for private gypsy and traveller site. Provision of a further 2 additional car parking spaces to allow a total of 4 car parking spaces on site and retention of touring caravan space.

The Committee considered the written report and recommendation of the Head of Planning to grant permission.

The Committee received supplementary information, circulated prior to the meeting, which gave details of the following:

- Amended Location Plan, Approved and Proposed Block Plan, and an updated recommendation;
- Confirmation as to ownership of the grass verge on Long Copse Lane to the south of the application site; and
- Details of written objections to the application.

The Committee was addressed by the following deputies:

a) Dr Mason, who objected to the application for the following reasons:

- 1) The application would be contrary to Policy CS10 of the Havant Borough Local Plan (Core Strategy);
- 2) The application would dominate the neighbouring rural settlements (which is contrary to guidance in the Planning Policy for Traveller Sites (August 2015)); and

- 3) The status of the applicant as a gypsy for the purposes of planning policy was uncertain.
- b) Mr Poirrier, who objected to the application for the following reasons:
- 1) The applicant did not meet the criteria for a gypsy or traveller in planning law.
- c) County Councillor Ray Bolton, who objected to the application for the following reasons:
- 1) The application would be unsympathetic to the character of the local area, and lead to an unacceptable increase in the building footprint of the location;
 - 2) The application would have a detrimental impact upon the visual amenity of the rural area; and
 - 3) There was no need for a further pitch at the site given the availability of pitches in Westbourne Parish.

Councillor Bolton also raised concerns on behalf of Westbourne Parish Council, who objected to the application for the following reasons:

- 1) The application would have a detrimental impact upon the Westbourne Parish area; and
 - 2) The application would have a negative impact upon the rural character of the area.
- d) Councillor Lulu Bowerman on behalf of Councillor Rivka Cresswell, who objected to the application for the following reasons:
- 1) The application would lead to an over-development of the site that would not be in-keeping with the rural character of the area; and
 - 2) The local highway network would not be able to cope with the impact of the additional traffic.

Councillor Bowerman recommended that the Committee refuse the application for the following reason:

'The site lies within a rural area and the siting of the caravans in the countryside would be detrimental to the rural character and to the visual amenity of the area. The proposal is therefore contrary to policies CS16, CS17 and DM4 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 of the Havant Borough Publication Local Plan (Allocations) and the National Planning Policy Framework.'

In response to questions from members of the Committee, the officers advised that:

- 1) The applicant had complied with Condition 1(i) of Appeal Decision Reference APP/X1735/W/16/3156978;
- 2) Retrospective Planning Permissions had been granted to the applicant in relation to this site on two occasions;
- 3) The Gypsy Liaison Officer had been commissioned by Havant Borough Council to provide confirmation on the status of the applicant and had concluded that the applicant is of Gypsy and Traveller status as required for planning purposes;
- 4) Any potential future application for the siting of mobile homes within the Borough would be considered on their own merits; and
- 5) No objection had been received from Chichester District Council or from Natural England.

The Committee discussed the application in detail together with the views raised by the deputies.

During the debate, concern was raised that the application would contravene Condition 3 of the Appeal Decision APP/X1735/W/16/3156978. Officers advised however that this did not apply to subsequent applications and there was now an increased level of need for a pitch within the Borough.

Some members of the Committee considered that the application would have a detrimental impact upon the character and visual amenity of the area. However, officers advised that the Planning Inspectorate had previously set out that a similar application was not contrary to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy).

At the request of the Committee, officers confirmed that as the need for an additional pitch within the Borough had been identified, previous appeal decisions showed that it would be difficult to justify a refusal for this application, if the applicant were to appeal such a decision.

Some members of the Committee considered that the application would not dominate the local area and that this would meet the identified need for the provision of an additional pitch within the Borough. The majority of the Committee expressed concerns however that the application would have a detrimental impact upon the character and visual amenity of the local area. It was therefore

RESOLVED that Application APP/18/00929 be refused for the following reason:

- 1 The site lies within a rural area where the stationing and use of additional individual caravans for residential purposes is contrary to the policies of the Local Planning Authority and represents a form of development which is likely to be detrimental to the rural character and to the visual amenity of the area and the amenities of conventional residential properties in the vicinity. The proposal is therefore contrary to policies CS11, CS16 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011, policy AL2 of the Havant Borough Local Plan (Allocations) 2014, Paragraph 26 of the Planning Policy for Traveller Sites 2015 and the National Planning Policy Framework 2018.

The meeting commenced at 5.00 pm and concluded at 6.07 pm

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Chairman

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HAVANT BOROUGH COUNCIL

Development Management Committee

APPLICATIONS FOR DEVELOPMENT AND OTHER DEVELOPMENT CONTROL MATTERS REPORT BY THE HEAD OF PLANNING

Applications to be determined by the Council as the Local Planning Authority

Members are advised that all planning applications have been publicised in accordance with the Code of Practice for Publicity of Planning Applications approved at Minute 207/25/6/92, and have been referred to the Development Management Committee in accordance with the Delegation Procedure for Determining Planning Applications 'Red Card System' approved at minutes 86(1)/4/97 and 19/12/97.

All views of consultees, amenity bodies and local residents will be summarised in the relevant report only if received prior to the report being prepared, **otherwise** only those views contrary to the recommendation of the Head of Planning will be reported **verbally** at the meeting of the Development Management Committee.

Members are reminded that all letters received are placed upon the application file and are available for Development Management Committee Members to read on request. Where a member has concerns on such matters, they should speak directly to the officer dealing with the planning application or other development control matter, and if appropriate make the time available to inspect the file and the correspondence thereon prior to the meeting of the Development Management Committee.

The coded conditions and reasons for refusal included in the recommendations are set out in full in the Council's Manual of Model Conditions and Reasons for Refusal. The standard conditions may be modified to meet the specific circumstances of each individual application. Members are advised to bring their copies to the meeting of the Development Management Committee.

In reaching decisions on the applications for development and other development control matters regard should be paid to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

The following abbreviations are frequently used in the officers' reports:

HPS	Head of Planning Services
HCSPR	Hampshire County Structure Plan - Review
HBLP	Havant Borough Local Plan (comprising the adopted Core Strategy 2011 and saved policies from the District Wide Local Plan 2005. A related emerging document is the Draft Allocations Plan 2012)
HWLP	Hampshire, Portsmouth & Southampton Minerals & Waste Local Plan
NPPF	National Planning Policy Framework 2012
HBCCAR	Havant Borough Council Conservation Area Review
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
LB	Listed Building included in the list of Buildings of Architectural or Historic Interest
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Site identified as a Special Protection Area for the protection of birds under the Ramsar Convention
SSSI	Site of Special Scientific Interest
FP	Definitive Footpath
POS	Public Open Space
TPO	Tree Preservation Order
HBC	Havant Borough Council
GPDO	Town & Country Planning (General Permitted Development) Order
DMPO	Town & Country Planning (Development Management Procedure)(England) Order 2010 amended
UCO	Town & Country Planning (Use Classes) Order
S106	Section 106 Agreement
Ha.	Hectare(s)
m.	Metre(s)

RECOMMENDATIONS

To reach decisions on the applications for development and other matters having regard to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

Implications

Resources:

None unless detailed in attached report.

Legal:

Details set in the individual reports

Strategy:

The efficient determination of applications and making of other decisions under the Town & Country Planning Acts in an open manner, consistent with the Council's planning policies, Regional Guidance and Central Government Advice and Regulations seeks to ensure the appropriate use of land in the public interest by the protection and enhancement of the natural and historic environment; the promotion of the economy; the re-use of existing buildings and redevelopment of 'brownfield' sites; and the promotion of higher densities and good quality design in all new development all of which matters assist in promoting the aims of the Council's Community Strategy.

Risks:

Details set out in the individual reports

Communications:

Details set out in the individual reports

Background Papers:

Individual Applications with Case Officers

Simon Jenkins
Head of Planning

Nick Leach
Monitoring Officer

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Site Address: 3 Lexden Gardens, Hayling Island, PO11 0QP
 Proposal: First floor extension over existing garage and utility room; cladding to elevations.
 Application No: APP/18/00985 Expiry Date: 02/01/2019
 Applicant: Mr & Mrs Stradwick
 Agent: Mr Bessant Case Officer: Bee Crawford
 JB Architecture
 Ward: Hayling West

Reason for Committee Consideration: At the request of Councillor Wilson

HDS Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached two storey property with a large attached flat roofed garage to the front of the property, situated in a cul-de-sac. It has a brown tiled pitched roof and elevations of beige/yellow multibrick and red tile hanging. The site is level and there is open vehicular access to the front, leading to a concrete drive, parking area and lawn enclosed with hedging of a minimum height of 1.8 metres. The rear garden is mainly laid to lawn with a raised patio, outdoor pool and shed enclosed with a 1.5 metre high concrete panel fence to the west, a 1.6 metre to 2 metre high wall and hedge in excess of 2 metres high to the east and a 2 metre high hedge to the rear (north).
- 1.2 Modern detached two storey properties are to the east and west, the rear garden of a property in Lexden Gardens is opposite and the rear gardens of properties in Spinnaker Close are to the rear. The area is of medium density with a small development of modern detached two storey properties of a similar age, style and design.

2 Planning History

91/55411/001 - Retention of single storey side extension, permitted 08/01/1992.

3 Proposal

- 3.1 The proposal is for the construction of a first floor extension over existing garage and utility room;cladding to elevations.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a foul sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1 st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 3030119) or www.southernwater.co.uk.

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is

required.

The design of drainage should ensure that no land drainage or ground water is to enter public sewers network.

NB: Informative recommended.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection was received from one address raising the following concerns:

- 6.1 The bulk and mass of the extension will be overwhelming to the neighbouring property.
Officer comment - see section 7.
- 6.2 The proposal would result in loss of light and over shadow the rear garden of the neighbouring property.
Officer comment - see section 7.
- 6.3 The proposal would create a terracing effect.
Officer comment - see section 7.
- 6.4 The rear elevation of the extension is stark and flat and could have been softened with a hipped roof..
Officer comment - see section 7.
- 6.5 The proposal is not in keeping with the existing street scene, the properties which have had side extensions do not include the garage and are below the existing roof line to avoid bulk and mass and break up what could otherwise look a cramped structure.
Officer comment - see section 7.

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:
 - (i) Principle of development
 - (ii) Appropriateness of design and impact on the character of the area
 - (iii) Effect on neighbouring properties
 - (iv) Parking
- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal is for the construction of a first floor front and side extension over the existing garage and part of an earlier single storey extension, and cladding to the extension and the front elevation of the existing property. Whilst the development would be visible from the public realm, the front elevation of the garage is a minimum of 6 metres from the highway. The development as proposed will not increase the footprint of the property, however it will result in a noticeable increase to the overall volume on the eastern side of the property.
- 7.4 As originally submitted, the initial proposal was for a larger addition with a greater depth and height. Officer concerns were raised regarding the scheme, in particular regarding the potential effect on the neighbouring property to the east (4 Lexden Gardens) and the impact on the visual amenity of the street scene. Plans for an amended scheme were subsequently submitted and it is those which are considered in this report.
- 7.5 The revised proposal has reduced the depth of the extension compared to the original submission by approximately 1.6 metres, setting the extension 0.7 metres back from the front elevation of the garage and 0.9 metres less to the rear. The ridge height of the proposal has also been decreased by 0.5 metres and would be 0.9 metres lower than the existing ridge height.
- 7.6 Representations have been received to the effect that the proposal would not be in keeping with the existing street scene and could result in a terracing effect. Lexden Gardens is a cul-de-sac of similar style two storey properties with garages to the front, together with a bungalow to the northern end opposite the application site and two individual chalet style properties at the southern end. The properties on the western side present some uniformity to the street scene, as do two of the properties on the northern side. However, the application site is situated on a bend in the road and the front elevation of the property is 5 metres forward of the front elevation of the property to the west (2 Lexden Gardens) and set back 5 metres from the front elevation of the property to the east (4 Lexden Gardens). The front wall of the garage falls in line with the southern elevation of this neighbouring property, giving a slightly staggered appearance to the houses in this part of Lexden Gardens.
- 7.7 Although the properties are detached, there is no significant distance between the houses, the majority of which have large flat roof garages projecting beyond the front elevation of the properties. The proposed development entails no increase in the footprint of the property, and whilst the extension will be built up to the eastern boundary with 4 Lexden Gardens, it is subservient in height, the roof pitches away from the boundaries and it is set back from the front elevation of this neighbouring property. It is therefore considered that the design relates well to the existing dwelling and is clearly defined as part of this property.
- 7.8 In terms of the concerns regarding a potential terracing effect, there are a number of examples in the street where development is close to or up to property boundaries, albeit there are none which project beyond the front elevation of the original dwelling. Whilst it is recognised the proposal would have an impact on the existing street scene, due to the siting of the properties in this part of Lexden Gardens, and in particular the staggered nature of the existing front elevations, it is considered that this impact would not be so great as to constitute a defensible reason for refusal.

- 7.9 Therefore, whilst it is acknowledged the extension would result in a noticeable addition to the volume of the property, it is judged the original concerns raised regarding the impact on the street scene have been satisfactorily addressed by the amended plans. The scheme is judged to be subservient to the main dwelling by virtue of the proposed height, and as such it is consistent with the guidance set out in the Havant Borough Council Borough Design Guide SPD.
- 7.10 With regard to the proposed cladding, this will in part replace existing tile hanging. As part of the overall works to extend the dwelling it is considered the new cladding to the property, which is to be light grey in colour, will upgrade its exterior and is appropriate in its setting.
- 7.11 Taken together, the form, scale, bulk, design and appearance of the proposal is deemed appropriate in context to the main building and the street scene and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.12 The proposed scheme is to the eastern side of the property, situated over the existing garage and utility room. It would not project beyond the existing side elevation of the garage, retaining the 0.9 metre distance to the property to the east (4 Lexden Gardens). Third party concerns have been raised that due to the extent of the proposal and the proximity to the boundary, the addition would lead to a loss of light and overshadow the rear amenity area of the property at number 4.
- 7.13 As discussed at 7.4 -7.5 above, the original submission was amended following initial consideration by the officers, with a resultant reduction in the extent and height of the first floor addition. As amended, it is acknowledged the extension is of a reasonable size and would be built up to the property boundary of the application site with 4 Lexden Gardens. A 45 degree angle test was carried out as recommended in the Havant Borough Council Borough Design Guide SPD, which verified the proposed extension falls comfortably outside the overshadowing zone of ground and first floor windows at 4 Lexden Gardens. Furthermore there are no windows in the western side elevation of the neighbouring property at 2 Lexden Gardens, which lies 6.8m from the proposed extension, and it is therefore considered a reasonable outlook would be retained from this property.
- 7.14 With respect to concerns about the extension being overwhelming to the property to the east at 4 Lexden Gardens, as amended the extension is set back 0.7 metres from the front elevation of this property and projects approximately 1.5 metres beyond the rear elevation with a pitched roof 0.9 metres below the existing ridge height. Although it is recognised a hipped roof to the rear of the extension would reduce some massing, it is considered this would compromise the design of the scheme when viewed from the street scene. The limited depth of the extension beyond the rear elevation of 4 Lexden Gardens, coupled with that property's substantial rear amenity space, means that it is not considered that the impact of the development on No. 4 would be unacceptable.
- 7.15 With regard to overlooking issues, there are no windows in the main side elevations of the extension, although there are three roof lights in the eastern roof elevation and one in the western roof elevation. The bottom edge of the rooflights are approximately 0.5 metres above the eaves of the extension, and it is considered the roof lights would not

result in any additional overlooking or loss of privacy to the occupiers of the neighbouring properties.

- 7.16 There is one window in the northern elevation of the proposal which is set back 3.65 metres from the rear elevation of the original dwelling. The plans indicate it is to serve a dressing room with an obscurely glazed window of a modest size and it is therefore judged this window would not result in any additional overlooking of the rear amenity area of the neighbouring property to the east (4 Lexden Gardens).
- 7.17 The properties opposite and to the rear are deemed to be a sufficient distance away for any impact to be negligible.

(iv) Parking

- 7.18 The proposed development results in an increase in the number of bedrooms from four to five, although there would no change to the requirement for three on-site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is therefore considered a condition is not necessary in this instance.

8 Conclusion

- 8.1 The form, scale, bulk, design and appearance of the proposal is deemed appropriate in context to the main building and the street scene; and it is considered that the proposal would also have a limited and acceptable impact on the neighbouring properties. The parking requirements associated with the enlarged dwelling can be satisfactorily met on site. The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00985 subject to the following 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 external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

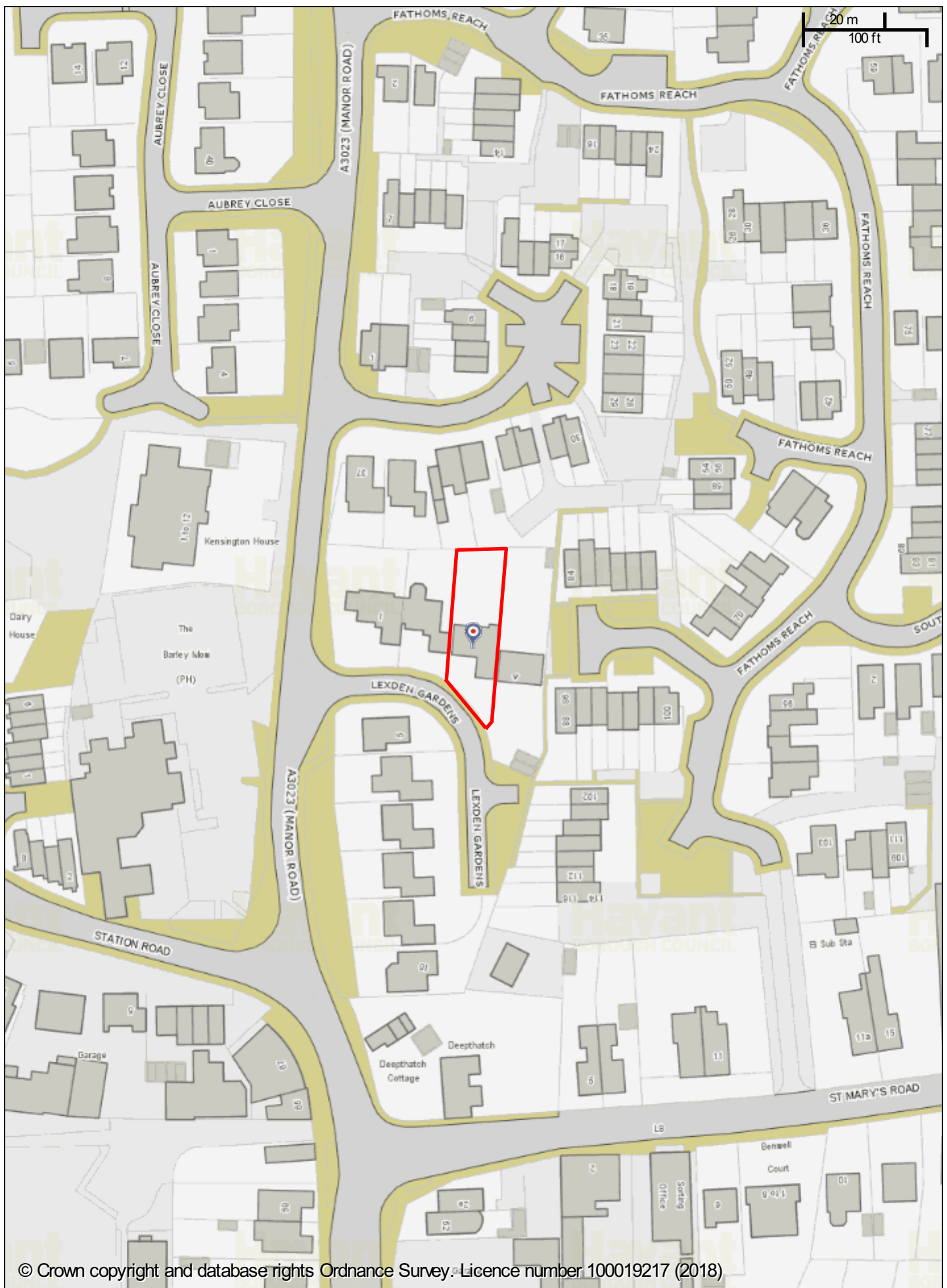
Drg no. PL.217.18 -01 Rev E Site and location plan, existing floor plans
Drg no. PL.217.18 -02 Existing elevations plan
Drg no. PL.217.18 -03 Rev C Proposed floor plans
Drg no. PL.217.18 -04 Rev C Proposed elevations plan
Email from agent dated 10 January confirming cladding colour

Reason: - To ensure provision of a satisfactory development.

Appendices:

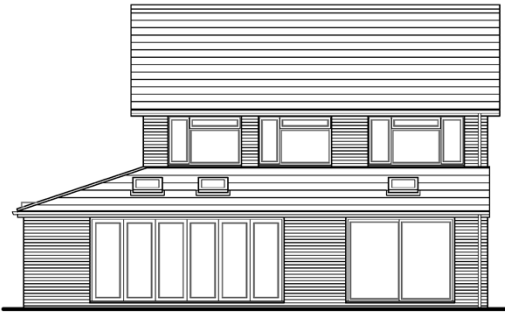
- (A) Location plan
- (B) Existing elevations plan
- (C) Existing floor plans
- (D) Proposed elevations plan
- (E) Proposed floor plans

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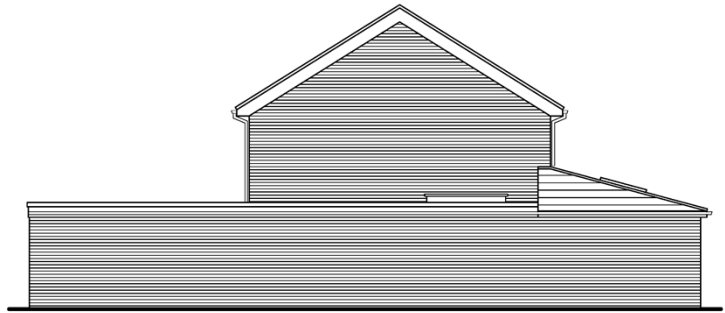


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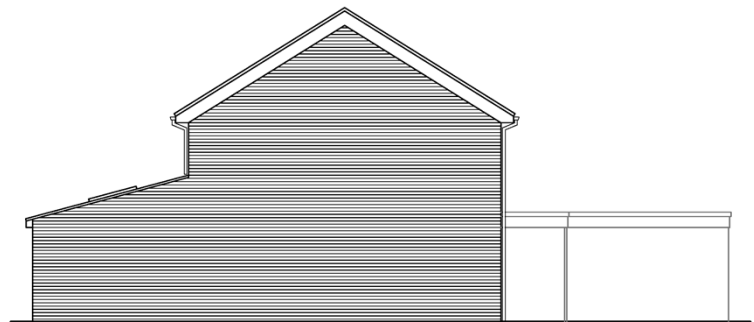
Rear (north) elevation



Side (east) elevation

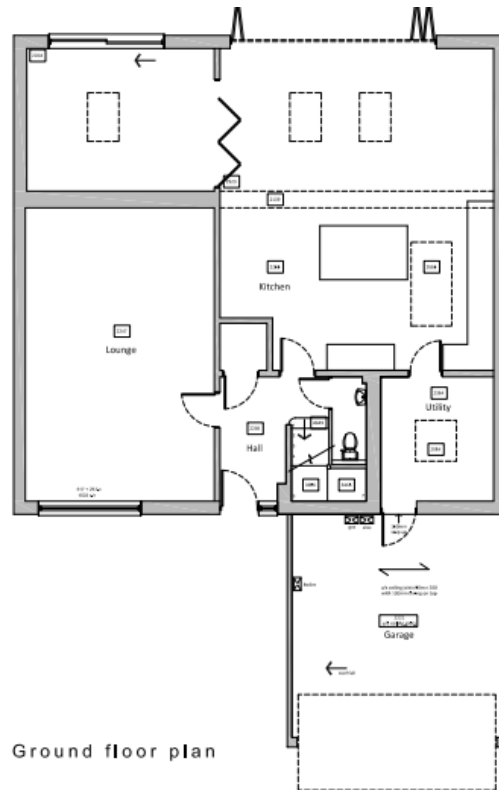


Front (south) elevation

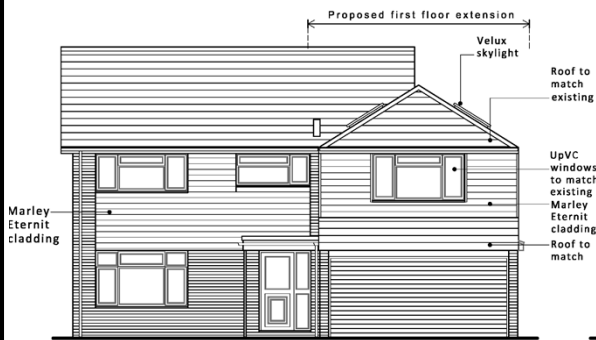


Side (west) elevation

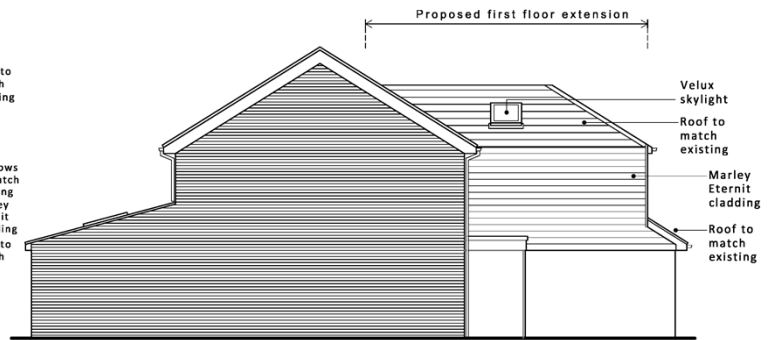
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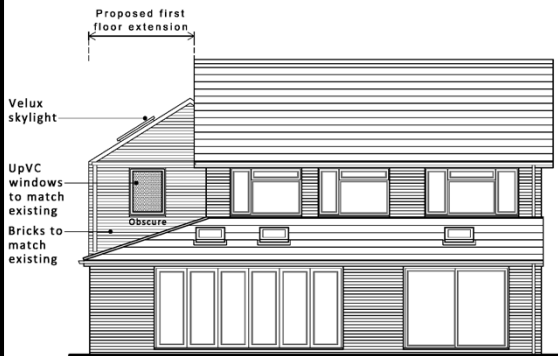
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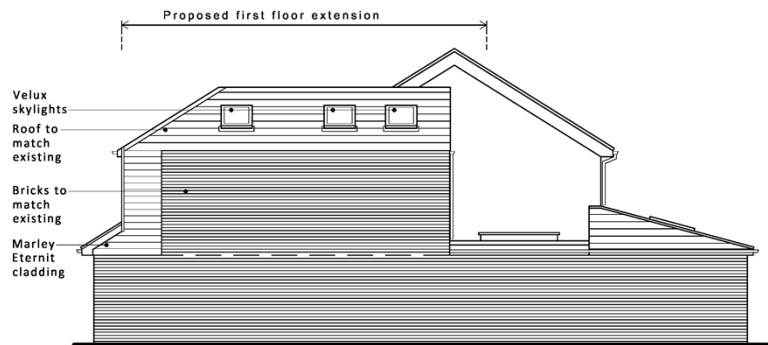
Front (south) elevation



Side (west) elevation

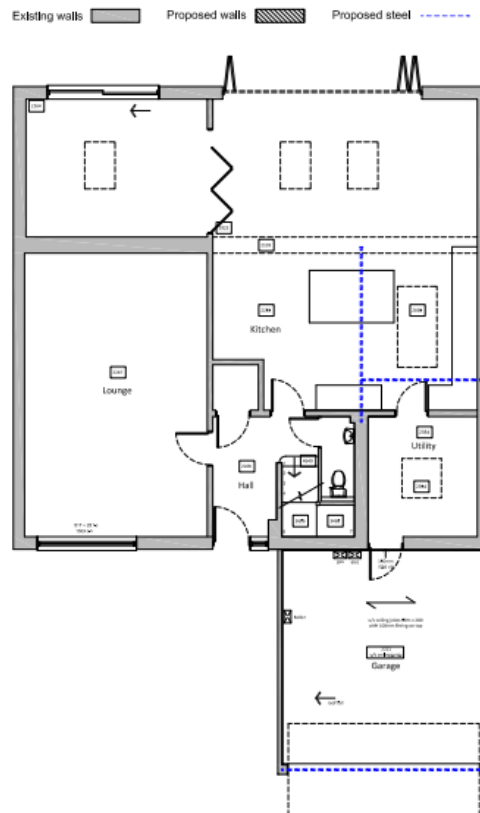


Rear (north) elevation

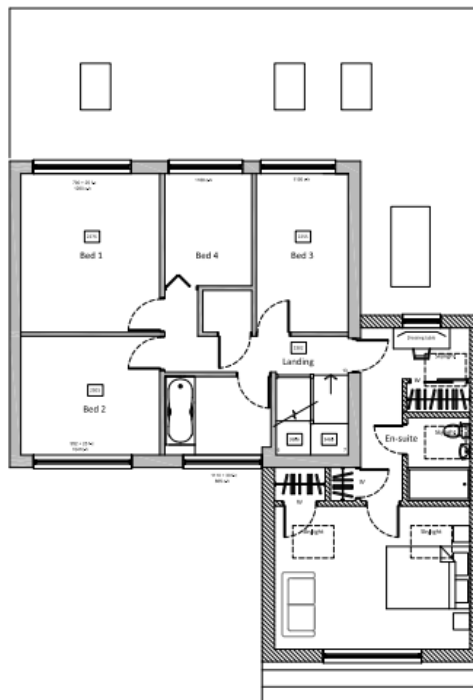


Side (east) elevation

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Ground floor plan



First floor plan

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Site Address: 39 West Street, Havant, PO9 1LA
Proposal: Change of use from a former bank (Class A2) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment and other external alterations (resubmission of application ref: APP/18/00706).

Application No: APP/18/01234 Expiry Date: 21/01/2019
Applicant: Geo & R Carrell Properties
 Limited
Agent: Mr Sykes Case Officer: Tina Pickup
 Pegasus Planning Group Ltd
Ward: St Faiths

Reason for Committee Consideration: At the request of Councillor Pike

HPS Recommendation: **GRANT PERMISSION**

1 Introduction

- 1.1 Members will recall that a similar application APP/18/00706, for the change of use of this site to an A5 premises for Dominos Pizzas, was reported to the 18 October 2018 Development Management Committee. It was recommended for planning permission but after much debate Members resolved to refuse the application for the following reason:

"The proposed change of use of the premises would give rise to additional vehicular movements to and from the site, and due to the limited parking facilities available would be detrimental to the amenity of nearby residential properties, particularly during the evening period. It is therefore contrary to policies DM5, DM10, DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework."

- 1.2 The decision was issued accordingly on 22nd October 2018. An appeal against this decision, including an application for costs, has been lodged with the Planning Inspectorate who confirmed the appeal is valid on 11 December 2018. The Planning Inspectorate now have to allocate the appeal to an Inspector and give the appeal a 'start date'. Until this 'start date' setting out the timetable for the appeal procedure, the appeal documents are not public. However, the application for costs alleges unreasonable behaviour by the Council in refusing the application for a vague reason with no evidence to support the opinion that the proposal would cause detrimental harm to residential amenity through an unacceptable increase in vehicle trips to and from the site and ignored the advice of their specialist Officers.
- 1.3 This resubmission now repeats the same proposal for a change of use from former bank (Class A2) to a hot food takeaway (Class A5) for Dominos Pizzas, with associated external alterations. Hours of opening are proposed at between 09:00 and 23:00 Sunday to Thursdays and between 09:00 and midnight on Friday and Saturdays. However, to address Members' concerns the application is now supported by a Technical Highways Note by Croft Transport Planning & Design and a Tracking Plan showing delivery lorry access to the rear of the site for servicing. The Technical Highways Note document has been revised during the course of determining this application and now provides the results of 3 parking surveys to demonstrate the availability of parking within 150m of the site. The tracking plan is for 7.5 tonne vans and the application concedes the need for this smaller size vehicle to service the site.

2 Site Description

- 2.1 The application site relates to part of the former HSBC bank, located on the corner of Park Road South and West Street, within Havant town centre. The site relates to the ground floor only within the two-storey flat roofed building, where there are independently accessed offices above. Being a corner unit, the ground floor has a chamfered footprint with the main access doors on the diagonal beneath a first floor overhang. Works have recently completed the subdivision of the southern section of the former HSBC bank to a separate A1 unit, which is now occupied by a dress shop, Inspire. Therefore, the application site relates to the remainder of the former bank.
- 2.2 To the rear of the site is a shared rear access service yard and parking area, accessed from Brockhampton Lane and Park Road South and the application site has 3 dedicated spaces within this rear area. Pedestrian access to the rear of the unit for staff and servicing is shared with other ground floor retail units. There is an external fire escape style, metal railing stairway serving the first-floor offices. There is also a culverted main river that goes beneath the site, which is enclosed by railings. The frontage of the site lies within Flood Zone 3.
- 2.3 The site lies within the identified Town Centre by Policy CS4 of the adopted Core Strategy, but outside the primary shopping frontage. It is understood that the bank was vacated in September 2017 and other than the subdivision, the unit has been vacant since.
- 2.4 Park Road South is the main B2149 through the town centre and the traffic lighted pedestrian crossing is located immediately to the east of the site, linking to the pedestrianised West Street. There are therefore traffic restrictions on Park Road South with zig zag road markings and pedestrian safety rails, preventing vehicles stopping on Park Road South. When heading south, there is no right turn into West Street from Park Road South. The corner heading west into West Street has double yellow lines which continue along West Street, becoming single yellow lines in Brockhampton Lane. There is an area for approximately 6 cars to park on the south side of West Street, just to the west of the application site, and these spaces are currently restricted to 30 minute waiting between 8am and 6pm Monday to Saturday. Outside of these times parking is unrestricted in these spaces. The rear service yard is accessed off either Brockhampton Lane or between numbers 16 and 24 Park Road South where it is possible to turn right into the service yard when heading south.
- 2.5 The north side of West Street includes the 19 Fourteas tea room (an A3 use) and then reverts to predominantly residential accommodation with the former Cobden Arms being converted to flats. The old Court House has also been converted to flats such that the west side of Brockhampton Lane is also residential. This area forms part of the Black Dog Conservation Area. The site is opposite, but not within this Conservation Area. There is also a residential property at No 3 Brockhampton Lane, sited to the south west of the access into the service yard, and this dwelling is located adjacent a printers at 1b and a car tyre centre. The site is therefore closely related to the residential properties on the fringe of the town centre.

3 Planning History

99/64147/001 - Proposed cycle stand fronting West Street elevation, PERM,09/09/1999

99/64147/000 - 2 no. internally illuminated double sided projecting signs and internally illuminated fascia sign to east elevation. 1 no. internally illuminated projecting sign and internally illuminated fascia sign to north elevation., PERM 27/05/1999

94/56137/001 - Fire escape to rear of No. 39 West Street to serve first floor offices., PERM

07/72673/000 - Change of use of shop (Class A1) to Retail Bank (Class A2) PERM 12/12/2007

APP/10/00990 - New manually operated swing doors on east elevation. PERM 07/02/2011

APP/14/00372 - Change of use of first floor from mixed use A2 and B2 to use class D2. Withdrawn 30/05/2014

APP/15/00338 - Replacement of 1No. ATM machine. PERM19/05/2015

APP/17/01186 - Proposed replacement of shop fronts., PERM,19/12/2017

APP/18/00706 - Change of use from a former bank (Class A2) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment and other minor external alterations. Refused 22/10/2018 for the reason as set out at Paragraph 1.1 above.

4 Proposal

- 4.1 This is a resubmission of the previously refused application for the change of use of the former bank (Class A2) to a hot food takeaway (Class A5), with associated installation of extraction/ventilation equipment and other minor external alterations. The proposal is for Dominos Pizza to re-site from their existing North Street premises with proposed opening hours of between 9am and 11pm Sunday to Thursday and between 9am and midnight on Fridays and Saturdays.
- 4.2 The application is supported with a Design and Access Statement (including Flood Risk Assessment); a Technical Highway Note; a Swept Path Analysis plan; an Environmental Assessment Report and a Waste and Operational Management Plan. The proposed extractor duct would be sited to the rear and would run horizontally under the external staircase and then turn vertically to a height approximately 1m above the roofline. Air conditioning and cold room compressors would also be fixed to the rear elevation; and a fresh air duct would be inserted through the north elevation (West Street). The proposal also involves the replacement of the existing timber shopfronts with aluminium frames.

5 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS4	()
DM10	(Pollution)
DM11	(Planning for More Sustainable Travel)
DM12	(Mitigating the Impacts of Travel)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM5	(Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM21	(Shopfronts, Signs, Security Shutters and Advertisements)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

6 Statutory and Non Statutory Consultations

Conservation Officer

The site is located outside of any conservation area and as such I have no objections to the proposals.

Economic Development

None received

Engineering/Drainage

None received

Environment Agency

No Objections

Note that development will require an Environmental Permit or an exemption from an Environmental permit from the EA. Any new construction within 8m of the Main River which flows beneath the adjacent property will require a Flood Risk Activity Permit from the EA.

Environmental Health Manager

I have studied the documentation provided for this application, and can advise that the comments submitted previously by me, on memo dated 3/10/2018 and related to App/18/00706 can be reiterated.

Also under the management plan it is stated bins will be collected / emptied between 06:00 & 20:00 – I would ask that the 06:00 be changed to 07:00.

Those previous comments stated:

*It is noted that glass fibre filtration system is proposed and would suggest that if this application is to be viewed positively by the Local Planning Authority, **that it remains that the usage as a pizza take-away only be conditioned to that effect.***

Based on the updated Cole Jarman Environmental noise assessment and the measurements recorded, I am satisfied that if the necessary mitigation measures are implemented as recommended in this report, in relation to equipment such as extract system, fresh air intake, air conditioning unit & the cold room compressor, there should be no adverse impact on nearby residential receptors.

*Access to the rear parking area by delivery drivers via the Park Road South entrance / exit, is the expected access point as per the above report, and **should be conditioned as such.***

Recommend Conditions and Informatives

Hampshire Constabulary - Crime Prevention

None received in connection with this application but previously commented that the reduced opening hours will significantly reduce the opportunities for crime and disorder.

Highways Engineer

The surrounding highway is covered by double yellow lines and therefore the public are not allowed to park.

The existing servicing of this unit is from the rear which is private and has previously been a bank and a shop that have been historically serviced in the same way.

The lay by in front of the parade shops is not adopted highway and could be used for the pick up of takeaway orders but its increased use would not be a reason to refuse

the application with regard to highway safety.

Planning Policy

An updated [Havant Healthy Borough Assessment](#) was published in November 2018.

Policy Status:

The Adopted Local Plan

The [Local Plan \(Core Strategy\)](#) and the [Local Plan \(Allocations\)](#), together with the Hampshire Minerals and Waste Plan, provide the development plan for Havant Borough. In addition, the [Local Plan Housing Statement](#) (LPHS) and its guiding principles, adopted December 2016, is also a material consideration. The following policies and documents are of relevance:

- CS4 Town, District and Local Centres
- CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
- CS15 Flood and Coastal Erosion Risk
- CS16 High Quality Design
- CS17 Concentration and Distribution of Development within the Urban Areas
- DM5 Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses
- DM10 Pollution
- DM11 Planning for More Sustainable Travel
- DM14 Car and Cycle Parking on Development (excluding residential)
- DM18 Protecting New Development from Pollution
- DM20 Historic Assets
- DM21 Shopfronts, Signs, Security Shutters and Advertisements
- AL2 Urban Areas Boundaries and Undeveloped Gaps between Settlements
- AL3 Town, District and Local Centres
- [Havant Borough Parking SPD](#) (July 2016)
- [Havant Healthy Borough Assessment](#) (November 2017)
- [National Planning Policy Framework \[NPPF\] \(July 2018\)](#) – Chapter 8

Havant Borough Local Plan 2036

The Council is preparing a new Local Plan. The [Draft Havant Borough Local Plan \(HBLP\) 2036](#) was subject to public (regulation 18) consultation between 8 January to 16 February 2018. Whilst the Plan has limited weight in decision-making at this stage in the plan preparation, the Draft HBLP 2036, and particularly emerging Policies KS1 (Havant Town Centre) and C8 (Food, Drink and Entertainment Uses), are of relevance in setting out the Council's direction of travel.

Members informally considered a report setting out a summary of the responses to the consultation on the Draft HBLP 2036 and the proposed changes to the policies moving forward. This [Consultation Summary Report](#) was published on the Council's website on Friday 22nd June 2018. A summary of the comments received, and the Council's proposed way forward, for Policies KS1 and C8 can be found on pages 15-19 and 215 of the report respectively.

The next key stage will be to consult on a Pre-Submission HBLP 2036. It is anticipated that the Pre-Submission HBLP 2036 will be subject to public (regulation 19) consultation from February to mid-March 2019. At this stage, greater weight may be given to the plan in decision-taking. It is recommended that the applicant familiarises themselves with the emerging policy requirements and standards accordingly, particularly bearing in mind the time scales for the determination of this application.

Principle of Development:

The site lies within the urban area as defined by Policies CS17 and AL2 of the Adopted Local Plan. These policies seek to concentrate new development within the five-urban areas of Havant Borough. There is, therefore, a presumption in favour of sustainable development, subject to other relevant material considerations in the development plan.

Havant Town Centre

The site is in Havant Town Centre as shown in Policies CS4 and AL3 (Town, District and Local Centres), but is outside the primary and secondary frontages. As such, criteria 3) and 4) of Policy AL3 do not apply. Policies CS4 and AL3 generally support appropriate main town centre uses at ground-floor which enhance the evening economy. Please note, a definition of “main town centre uses” is found on page 68, Annex 2, of the [National Planning Policy Framework \(NPPF\) \[July 2018\]](#).

The premise has been vacant since September 2017. However, the vacancy rate for Havant Town Centre was 5.8% in October 2017 which, at the time, was far lower than the national and south-east town centre vacancy averages of 9.3% and 7.2% respectively. As such, it is not considered that the unit’s vacancy is material in the determination of this application.

The site is identified as part of the ‘Historic Core’ by emerging Policy KS1 (Havant Town Centre) in the Draft HBLP 2036. Paragraph 3.14 of the Draft HBLP 2036 outlines an opportunity to move away from a reliance on retail and encourage other uses in the Historic Core, such as cafes and restaurants, which attract visitors and expand the evening economy. As such, the proposal would positively contribute towards criteria o) and p) of emerging Policy KS1.

Health:

The planning system can help promote public health through the provision of environment, facilities and initiatives which enable people to live a healthy lifestyle and take responsibility of their own wellbeing. The prevention and early intervention of key health priorities (please see below) can reduce pressure on healthcare services in the future. To achieve this, it is important to encourage healthy choices and active lifestyles when considering new development.

Paragraph 91c of the NPPF (2018) sets out that planning decisions should aim to achieve healthy, inclusive and safe places which *“enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs”*.

The [National Planning Practice Guidance \(NPPG\)](#) highlights that local planning authorities (LPAs) can bring forward local plan policies and supplementary planning documents which limit the proliferation of certain use classes in identified areas providing there is a sufficient evidence base to do so. Those of relevance to this application include:

- Evidence indicating high levels of obesity, deprivation and general poor health in specific locations;
- Odours and noise impact;
- Traffic impact; and
- Refuse and litter.

Bullets 3), 4) and 5) are considered in sub-sections below.

Obesity and Poor Health

Regarding 1), Havant Borough and Hampshire County Councils have collaborated on an update to the [Havant Healthy Borough Assessment \(November 2018\)](#).

The prevalence of takeaways in Havant Borough has been broken down by ward level in terms of the number of takeaways per 100,000 population. This is shown in Figure 4.3 of the assessment .

Havant & Bedhampton has the highest proportion of takeaway outlets in Havant Borough and one of the highest proportions across south Hampshire.

Whilst emerging Policy C8 in the HBLP 2036 does not include a restriction on A5 uses, there is a growing body of evidence which suggests that access to takeaways is associated with obesity:

“Greater access to takeaway outlets at home, work and on commuting routes has been associated with increased takeaway consumption. There is also a tendency for fast-food outlets to cluster around schools, increasing children’s access to and opportunities for purchasing energy-dense, unhealthy food. Research indicates that increased access to unhealthier food retail outlets is associated with increased weight status in the general population, and increased obesity and unhealthy eating behaviours among children residing in low income areas. People on lower incomes or with mobility issues are more likely to be influenced by the food offer locally.”

On this basis, as indicated by page 215 of the Consultation Summary Report – the Council is considering whether to restrict the density of Land Use Class A5 through the Pre- Submission HBLP 2036. By the time of the application is determined, it is likely that the Pre-Submission Plan will have been published which will confirm the Council’s proposed approach towards the restriction of fast food outlets.

Food, Drink and Entertainment Uses:

As the proposal is for the change of use from Land Class Use A2 to A5, Policy DM5 is of relevance. Paragraph 10.17 (page 128) of the Local Plan (Core Strategy) indicates town centre locations may be more acceptable for such uses, but makes clear that residents can still expect a certain level of amenity. Amenity considerations are considered in detail below.

Food Preparation and Extraction/Ventilation Equipment

Together with Policy DM5, criteria 1e) of Policy CS16 requires development to demonstrate that it “*does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking*” (emphasis added).

Paragraphs 3.7 to 3.12 of the submitted Planning, Design & Access Statement include details of how the extract and intake ducts, as well as the compressors and plant equipment will be situated to the rear of the site. It is also noted that a fresh air intake grill is proposed on the north-side of the site’s frontage. It is recommended that the Environmental Health Team are consulted for their views accordingly.

Refuse and Litter

Criterion 4) of Policy DM5 which makes clear that planning permission will only be granted for the change of use to Land Use Class A5 where:

“The development includes adequate provision for the disposal, storage and

collection of refuse, including litter bins for use by customers”.

The applicant confirmed in paragraph 3.5 of the submitted Planning, Design and Access Statement that one 1100 litre euro-bin will be in the rear yard and used to store refuse and recycling. It is recommended that details of such provision are secured by condition as appropriate.

Opening Hours

Policies DM5, DM10 and DM18 are of relevance in precluding unacceptable disturbance to the occupiers of nearby residential property at times when activity would otherwise be at a relatively quiet level. In this respect, paragraph 10.19 (page 129) of the Local Plan (Core Strategy) acknowledges that existing levels of noise and activity can be lower outside primary and secondary frontages.

As set out in paragraph 3.3 of the submitted Planning, Design and Access Statement, the proposal includes opening hours from 9am to 11pm (Sunday to Thursday) and 9am to midnight (Friday and Saturday). The applicant has also confirmed that no deliveries or customer collections will take place outside of these hours. It is important to note that nearby A3/A5 uses generally close between 10pm and midnight (weekdays and weekends) and that the site is opposite, adjacent and close to residential dwellings along West Street, Brockhampton Lane and Park Road South (above the Parchment Makers).

The Planning Policy Team recommend that appropriate conditions are imposed to control the hours of opening.

High Quality Design and Heritage:

The unit is on a prominent corner site in Havant Town Centre and the Black Dog Conservation Area is opposite to the north-east.

Shopfront

Policy CS4 (see criterion 5) encourages high-quality, mixed-use development that retains an active ground floor frontage. To do this, the proposal will need to be in accordance with Policy CS16 (High Quality Design), especially criteria 1c) and 1e).

Heritage

The proposal will need to accord with the provisions of Policies CS11 (see criterion 4) and DM20. The Council's Conservation Officer will be able to provide advice on whether the replacement of existing timber frames with PPC aluminium framed shopfront windows will be appropriate in the setting of the conservation area.

Signage

The applicant has confirmed in paragraph 3.15 of the submitted Planning, Design and Access Statement that any signage will be subject to a separate application. This is supported, and the Planning Policy Team recommend that the applicant familiarises themselves with the provisions of Adopted Policy DM21 (Shopfronts, Signs, Security Shutters and Advertisements), along with emerging Policy E6 (High Quality Design).

Parking:

Policy DM14 and the [Havant Borough Parking SPD](#) set out the parking standard for non-residential development in Havant Borough. The applicant has stated in

paragraph 3.6 of the submitted Planning, Design and Access Statement that there will be three parking bays in the rear yard area which will be used by the delivery drivers of the proposed development. It is important to highlight that Paragraph 1.11 (page 5) of the Parking SPD states that:

“The parking standards will apply to all developments for the provision of one or more residential units (gross) and all developments that result in the creation of non-residential floorspace” (emphasis added).

As this application is for a change of use, the proposal will not have to provide additional car parking unless it is proposing an extension/alteration which involves a significant increase in floorspace. In the instance that development is providing a floorspace extension, the car and cycle parking requirements for eating and drinking establishments can be found on Table 8 (page 17) of the Parking SPD. Notwithstanding the above, it is still recommended that the applicant provides the minimum required cycle parking and storage.

As raised at the Planning Committee on 18th October 2018, Policy DM11 (Planning for More Sustainable Travel) is also of relevance in the determination of this application. More specifically, criteria 2 and 4.

Flooding:

The site is in Flood Zones 2 and 3.

A site-specific Flood Risk Assessment (FRA) has been included in Chapter 7 of the submitted Planning, Design and Access Statement. The assessment and its provision will need to adhere to Policy CS15, particularly criteria 3) and 6). The Lead Local Flood Authority will be able to provide further advice on the matter.

Developer Contributions:

As the application is for a change of use from Land Use Class A2 to A5, the development would not be CIL liable and would not have to pay the Solent Recreation Mitigation Partnership (SRMP) contribution. Therefore, Policies CS21 and DM24 would not apply.

Recommendation:

Since the submission and refusal of the previous planning application, under reference APP/18/00706, further evidence has been published to inform the emerging HBLP 2036 regarding the proliferation of takeaway outlets and the health of the population in Havant Borough.

At this stage, the Plan can only be attributed limited weight and it is unlikely that a policy objection could be sustained on this basis. However, by the time the application is determined, it is likely that the Pre-Submission Plan will have been published which will confirm the Council's proposed approach towards the restriction of fast food outlets.

Traffic Management

As previously referenced on an earlier application.

This development has no associated customer parking provision despite a requirement for 10 spaces to be provided and 2 cycle spaces. The omission of this will lead to on street parking in an area that has highly restricted parking. There is a multi storey car park opposite that has limited opening hours. Any potential customers outside of these hours would congest the surrounding unrestricted streets.

If permitted then the Traffic Team would want a provision to be made for a sum no less than £5000 (plus the costs associated with advertising the proposals and any works) to be provided by the developer to be set aside to allow a TRO to be processed at any time during the period beginning from the commencement of development and ending 3 years from practical completion of the development, to ensure that any parking from the development does not interfere with the capacity, operation or safety of the local highway network.

The Traffic Team also offer to design and process a TRO for the developer, as it is anticipated that parking will be likely to occur in the surrounding area.

Officer Comment - *with respect to the 10 spaces mentioned above this number is incorrect - because there is no new floorspace and the proposal is simply a change of use, then according to paragraph 1.11 of the Parking SPD then no additional spaces are required for this development.*

With respect to the requested funding for a TRO see paragraph 8.25 below.

7 Community Involvement

- 7.1 This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 61

Number of site notices: 1

Statutory advertisement: Not applicable.

- 7.2 Number of representations received: 41

39 letters have been received, of which **34 Object** to the proposal; **4 Support** the proposal and **1** makes some **Neutral** comments.

- 7.3 The **objection** issues raised can be summarised as follows:

Resubmission with no changes of consequence to justify different decision;

Adequacy of Highways Note/Parking Survey

One night hardly representative and the spaces in West Street more or less constantly full; single 3.5 hour survey (16.30 to 20.00) may not be typical; not statistically relevant; residents always searching for overnight parking; includes superfluous planning appeals in Welsh; inclusion of appeal decisions intended to make HBC think twice about refusing a second time and incurring costs associated with appeal; report notes 7 spaces in West Street when in fact only 6

Officer comment: *2 further surveys have been undertaken since the submission of the application - see paragraphss 8.16 to 8.26 below.*

Width of Culvert Bridge & Brockhampton Lane

The culvert bridge at the rear of 39 West St is 7ft 2ins wide (the width of a normal family car). It will not be possible for delivery lorries to unload and exit at the rear of the unit. They will therefore be forced to unload in West St which has a weight limit for delivery lorries; has anyone tested culvert bridge for its strength as Dominos delivery vehicles appear to weigh between 22000 to 24000Kgs when loaded.

Officer comment: *The culvert bridge width pinch point would only relate to traffic from*

Brockhampton Lane - the proposal is for the 7.5 tonne delivery vans to access the rear yard from Park Road South and they would therefore not need to cross this 'bridge'

Parking/Traffic

West St already used as short cut to M&S, Halfords etc and staff noisy mopeds will add to this in night; illegal parking on double yellow lines and on pavement will occur; increased movement of traffic with delivery lorries and mopeds turning round; 10 spaces required still not met, only 3 available for staff and none for customers; significant increase in delivery traffic will impact already congested town centre; Environmental assessment report suggests up to 70 vehicles per hour will pass through site entrance, crossing pedestrian walkway and flow of traffic - this survey only covers from 7pm to closing & omits daytime; site inappropriate given restricted access and lack of parking; Burger King & KFC are purpose built with dedicated parking and drive thru facilities; in reality people will not use the retail parking spaces; visiting customers will not walk distance to collect purchases - existing North Street premises has parking outside; this end of West Street already bad enough with cars constantly parked on double yellow lines including blue badge holders and this will compound problem; human nature means people will park as close as possible for a quick collection;

Officer comment: See section 8 below.

Servicing/Highway Safety

Delivery lorries to the back of building but other shops use this and not a lot of room for lorries; believe Highways Department hasn't given sufficient thought to impact on traffic flows and pedestrian safety - HGV delivery will have to be via Park Road South and need to cut across heavy traffic flow and busy pavement used by children attending Bosmere School; distraction to motorists at key pedestrian crossing point; West Street end of Brockhampton Lane not fit for large delivery vehicles as narrow and dangerously blind to pedestrians; this is one of busiest junctions in town and traffic frequently stacked up; size of delivery lorries would mean vehicles having to be shunted several times to reach drop off points whilst trying to avoid narrow bridge and legally parked cars;

Officer comment: See tracking plan and paragraphs 8.16 to 8.26 below.

Noise/Quiet enjoyment

From moped delivery drivers at night; don't believe closing a car door softly is going to help keep noise levels down; will be open late at night and activity will ruin peace and quiet; night time noise in quiet residential street will increase;

Officer comment: See section 8 below.

Litter

extra litter; will extra bins be provided

Officer comment: See section 8 below.

Proliferation/unhealthy

Too many takeaways; not eating behaviour want to encourage when majority already so unhealthy; need Hot Food Takeaways Policy to prevent/assess such applications; inappropriate in proximity to infant school to promote unhealthy eating; obesity issue; town needs seated environment not more takeaways;

Officer comment: See section 8 below.

Character of town

not sort of clientele want to attract to our beautiful historic town; will not enhance or assist in the regeneration of this once fine town; use space for "local" business not national/international conglomerates; would downgrade a prominent position; close to St Faiths Conservation Area

Officer comment: See section 8 below.

Smell

Odours unpleasant to many people;

Officer comment: *Proposed extractors suitable for pizzas - see paragraph 8.14 below.*

Crime

Extra Youths hanging around late at night; will attract drunks

Officer comment: *See section 8 below.*

Competition

Cafe in hard time and don't need food shop opposite;

Officer comment: *Competition between businesses is not a valid planning consideration.*

Vermin

Already a problem and costs to deal with

Officer comment: *See section 8 below.*

Alternative use suggestions

Should be a gym or health club; or artisan shops;

Officer comment: *It is for market led proposals to come forward to be considered on their merit.*

7.4 The **support** comments raise the following points:

Highly visible property been vacant for over a year now causing an eyesore; better to be occupied than remain empty with entrance used for sleeping homeless and undesirable activities; given current economic climate then investment from this business should be welcomed; 3 spaces to rear would be for delivery drivers and public parking available on West Street which is exactly that, public; residents have no rights to these spaces; illegal parking matters for enforcement teams to deal with; unit could be let to a convenience store without the need for planning permission and associated vehicular movements would be in excess of current proposal; need more anchor/national brands on Havant High Street

8 **Planning Considerations**

8.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development and policy context
- (ii) Impact on residential amenity
- (iii) Highways and parking considerations
- (iv) Impact on Healthy Lifestyles
- (v) Refuse and litter
- (vi) Visual Impact
- (vii) Flood risk

- (i) Principle of development and policy context

8.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The NPPF 2018 supports sustainable development and sets out three objectives to achieving this, the economic, social and environmental roles. The decision must balance these aims.

8.3 The site is located within the defined town centre, where the NPPF requires the promotion of their long-term vitality and viability in a positive way to manage their growth and diversification. Policies CS4 and AL3 of the adopted Core Strategy and Allocations Plan are relevant which also generally support appropriate town centre uses that retain active ground floor frontages, that enhance the evening economy and support small and

independent businesses. The NPPF defines main town centre uses as including restaurants, bars and pubs, nightclubs etc. Therefore, the proposed A5 takeaway use constitutes an appropriate town centre use that would provide an economic benefit to the town centre and is supported in principle.

- 8.4 The site falls outside of the primary or secondary frontage and as such there is no policy controlling the concentration of non-A1 units in such a wider town centre site. The detailed consideration of the proposal must therefore be assessed against adopted policy DM5 which specifically considers the Control of A3, A4 and A5 Food, Drink and Entertainment Uses. This policy is criteria based and aims to control the environmental problems associated with such uses. The more general policy DM10 is also relevant which seeks to protect occupiers of properties from pollution. Policies DM11 and DM12 relate to sustainable travel and mitigating the impacts of travel. These detailed issues will be considered in more detail below.
- 8.5 The Council is also currently preparing a new Havant Borough Local Plan 2036, but its policies have limited weight in decision-making at this stage. However emerging Policies KS1 (Havant Town Centre) and C8 (Food, Drink and Entertainment Uses) are of relevance in setting out the Council's direction of travel. Within the defined Havant Town Centre of the Draft HBLP 2016, the site lies within the 'Historic Core' where it is noted that there is an identified opportunity to move away from reliance on retail and encourage other uses such as cafes and restaurants to attract visitors and expand the evening economy. Hence the proposal would conform to this broad aim. Emerging policy C8 would replace current policy DM5 and generally repeats the criteria-based amenity protection policy.

(ii) Impact on residential amenity

- 8.6 The application site is located adjacent retail units to its direct south and west with offices above. These all currently operate with standard daytime opening hours. However, opposite, on the north side of West Street the character is predominantly residential with dwellings and flats fronting West Street and the corner of Brockhampton Lane. There is also a residential property to the south-west of the rear service yard access, No 3 Brockhampton Lane. Therefore, the impact of the proposed use on the amenity of the occupiers of these nearby dwellings must be considered. Such amenity issues fall under the following sub-headings:

a) Hours of Operation

- 8.7 This resubmission proposes opening hours of between 9am and 11pm Sunday to Thursday and between 11am and midnight on Fridays and Saturdays. This matches the actual advertised closing times of the Parchment Makers opposite (which varies to the permitted hours) and is more reflective of other town centre hours. The existing Domino's in North Street is permitted to open to the public until 23:00 with trade for deliveries only until 01:00 on Fridays and Saturdays. For a comparison of other opening hours, both actual and permitted, see schedule at Appendix F.
- 8.8 Regard must also be had to the fact that this is a town centre site on a busy main road where background noise levels are likely to be slightly higher than more suburban areas. The residential properties in West Street and Brockhampton Lane are close to the centre and are already in compromised positions with commercial uses nearby - the level of amenity expected is therefore considered to be typically less than in more suburban locations. Given the context of the site, the proposed opening hours are therefore considered reasonable and unlikely to have any adverse impact on nearby residents.
- 8.9 Criterion 6 of policy DM5 requires development not to cause unacceptable disturbance to the occupiers of nearby residential property at times when activity in the immediate

vicinity would be otherwise be relatively quiet. In terms of opening hours, the proposal would accord with the general activity level of Havant town centre and would not encroach into the quieter times. Therefore, it is considered that this criterion is met and conditions are recommended to control the hours of opening. It should be noted that the condition would only restrict opening hours to the public and not clearing up time - it would be permissible for staff to remain on site to clean up after the unit closes to the public.

b) Noise from comings and goings

- 8.10 The submitted Noise Assessment has considered the impact of the proposed use (both vehicles and running of air conditioning, compressor equipment) and provided data to assess the impact. It is estimated, that at its peak, the use would generate a maximum of 70 delivery trips (from the rear of the site) with a maximum of 30 customer collections (from the front) during the peak hour between 19:00 and 20:00.
- 8.11 The noise of the vehicles, car doors opening, mopeds, people chatting etc would all add to the noise levels in the area. The Noise Assessment has quantified this against the existing background noise levels at 2 points – one in the rear yard adjacent 3 Brockhampton Lane, and one outside 70 West Street (see map in Appendix G). The results indicate that the noise levels from deliveries in the rear would not exceed the existing background levels; and the noise from customer collections at the front would result in a negligible increase between 19:00 and midnight. The Assessment indicates that between midnight and 01:00 the increase would be higher, 'Minor', but it must be noted that this is beyond the reduced hours sought and demonstrates the unacceptability of later night opening.
- 8.12 The Environmental Health officer has considered the submitted Noise report and confirms that if the necessary mitigation measures are implemented then there should be no adverse impact on nearby residential receptors. He also recommends that the access for delivery drivers is conditioned to the rear. It is noted that the existing Dominos in North Street is also located under residential flats and operates without complaint. The figures above are all worst-case scenarios and demonstrate that at capacity the activity generated would not materially increase noise levels. Accordingly, the evidence suggests that the associated noise and disturbance from the deliveries and collections would not have a discernible material impact on the amenity of nearby residents. This again indicates that clause 6 of policy DM5 would be complied with, as well as Policy DM10.

c) Noise from Equipment

- 8.13 The proposal includes installation of an extractor, cold store condenser, air conditioning unit and fresh air fan. Noise mitigation measures are proposed in the form of a silencer for the fresh air fan. The cold room condenser would need to be run at all times, but other equipment would only be operational when the store is open (plus cleaning up time). The Noise Assessment indicates that the noise from the plant, measured in both locations, would fall below the existing background levels. Therefore, it is concluded that the necessary extractors etc would be able to operate without causing noise nuisance to nearby residents. This would be in accordance with criterion 1 and 2 of policy DM5 and policy DM10.

d) Odours

- 8.14 The Environmental Health officer has advised that odours from pizzas are generally less than other takeaway uses and the extractor type proposed (glass fibre filtration system)

is normally adequate for pizza cooking. However, it may not suffice for other cooking smells and any frying and as such it is recommended that a condition be imposed limiting the use to a pizza take-away only to control future uses in the interests of the amenity of neighbours. The applicant has agreed to this. The extractor type proposed would therefore meet criteria 1 and 3 to mitigate against any smells from the proposed pizza use.

e) Crime and anti-social behaviour

- 8.15 The proposed opening hours are typical of other town centre hours and would reduce the potential for the site becoming a magnet for people leaving pubs under the influence of alcohol. The Crime Prevention Officer has confirmed that this would significantly reduce the opportunities for crime and disorder. The Operational Management Plan also confirms that unit would be fitted with CCTV cameras both inside and immediately outside the front of the unit which would help to manage any anti-social behaviour.

(iii) Highways and parking considerations

- 8.16 The application site has 3 dedicated spaces to the rear which would provide parking for staff. It is stated that delivery drivers own their own vehicles and take them home at the end of shifts. Typically, 2 to 4 drivers would operate during the day (until 6pm), increasing to 6 to 8 drivers during the busy evening period (between 6pm and 9pm) before then reverting to 2 to 4 drivers until closing time. The collection of pizzas by drivers would take place from the rear of the site. There is however no customer parking provided.
- 8.17 Regard must be had to the fact that the site lies within the town centre of Havant which is the Borough's most highly accessible location. The adopted Parking SPD recognises that within the town centre, proposals may have reduced or zero standard of vehicle parking provision. Since the application is a change of use and does not involve any additional floorspace then no new additional parking spaces are required to be provided.
- 8.18 In considering the last application it was the impact from additional comings and goings to and from the site, from both customers and deliveries, with limited parking, that Members concluded would be harmful to neighbouring residential amenity. This submission has provided a Technical Highways Note that provides additional information to counter this concern. In terms of trip generation, the submitted information compares the trips from an A5 take-away unit with an A1 convenience store. (The lawful use of the site is a Class A2 unit which could convert to an A1 retail unit without planning permission - this fall-back position is relevant to the consideration of the application). Using the TRICS database the figures provided indicate that an A5 unit of 172 sqm would generate 141 arrivals and 141 departures daily; compared to an A1 convenience store of the same floor area which would generate 184 arrivals and 183 departures.
- 8.19 The submitted document also notes that it is known from the Dominos franchise model that typically 61% of the total trade are deliveries whilst 39% of trade are store collections. Based on the experience of other Dominos stores, the worst case scenario in terms of parking demand would be a requirement for 2 to 3 spaces at any one time - and these include both delivery drivers and customers. Since the site benefits from 3 spaces to the rear for delivery drivers, then it is anticipated that the worst case demand for customer parking to be between 1 or 2 spaces at any one time. The submitted information also indicates that on average a delivery driver's visit to a store is between 2 to 3 minutes and therefore the likelihood of there being more than 2 delivery vehicles on site at the same time will be rare.

- 8.20 To demonstrate the availability of sufficient on street parking within a short walk of the application site, adequate for the likely demand, three parking surveys have been undertaken. These were each undertaken between 1630 and 2000 hours on Friday 9th November 2018, Saturday 5th January 2019 and Tuesday 8th January 2019. The surveys covered 4 locations - see Appendix I. These include the southern section of the Central Retail Park car park (next to Carphone Warehouse & Solent Cleaners) (Zone A) which is within easy walking distance (about 145m) and does not rely on the unlit Boys Brigade Garden Path as the street lit footpath of Park Road South runs parallel. The use of these spaces for customer collection of pizzas is therefore considered reasonable and acceptable.
- 8.21 The parking surveys indicate that as expected the 6 spaces adjacent the application site in West Street (Zone B) are generally parked up but do have the occasional space available as turnover is quick with vehicles often only parked for between 15 and 30 minutes. However, the area in the Central Retail Park car park has up to 17 spaces available and at all times within the survey periods (4.30pm to 8pm) this area only had between 2 and 13 vehicles parked, leaving a minimum of 4 spaces available - see survey results in Appendix J. Two areas further along West Street that are subject to double yellow lines were also surveyed (Zones C and D) to ascertain whether illegal parking already occurs. The results indicate that vehicles displaying blue badge permits were found to park on the north side of the road, with a few incidents of other illegal parking. The enforcement of illegal parking is not a planning matter to influence this decision.
- 8.22 Considering it is known that the expected demand for customer parking would be between 1 and 2 spaces at any one time, then the submitted parking surveys demonstrate that sufficient capacity exists within reasonable walking distance from the site to meet this parking demand.
- 8.23 Members were also previously concerned about access to and from the site by HGVs and the perceived poor and congested rear service and parking area. To address this issue a Tracking Plan has been provided that shows the swept path analysis for a 7.5 tonne lorry - see Appendix F. This size of vehicle is smaller than standard, and the applicant has liaised with the Dominos servicing team and agreed that a 7.5 tonne van can be used to service this site. The tracking plan indicates that Park Road South would be used to enter and leave the rear service yard. Many of the third-party objections raise the highway safety concerns of lorries crossing the footpath between Ian's Barbers and Rothmans Accountants. However, this is an existing well used access road serving all the businesses fronting Park Road South. It is not considered that the additional vehicular movements would result in a material increase sufficient to resist the application on highway safety grounds. The NPPF at para 109 makes it clear that developments should only be refused on highway grounds if "*there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe*".
- 8.24 In terms of trip generation, the increase in activity is not generally within the highway peak hours. Park Road South is a B classified road and the main road through the town. The Highway Engineer has advised that it would be difficult to defend a highway capacity or safety reason for refusal.
- 8.25 Given the site's town centre, highly accessible and sustainable location, with existing parking restrictions to prevent dangerous parking, the Highway Engineer raises no highway objection to the proposal. The Traffic Team have suggested that the Traffic Regulation Order for the short stay spaces on West Street is amended, potentially extending the short stay waiting limit to later in the evening to cover the opening times of the proposed takeaway, before reverting to unrestricted parking. However, whilst this could assist in providing convenient parking to serve the proposal, this would be to the

detriment of the highway amenity of adjacent residents who use these spaces overnight. It is likely that any TRO to amend the timing of the short stay restriction would be opposed by local residents.

- 8.26 Criterion 5 of policy DM5 requires development not to cause indiscriminate parking or traffic movements that would create hazards for traffic or pedestrians. This revised application with additional Highways Technical Note and Tracking Plan demonstrates that the site can be serviced adequately and there is sufficient nearby parking availability within 150m of the site for the anticipated number of customers. The site is within the identified main town centre and within an accessible location with existing appropriate parking restrictions in force, and as such it is considered that the proposed takeaway use could function without detriment to highway safety or amenity in accordance with criterion 5 and policy DM11.

(iv) Impact on Healthy Lifestyles

- 8.27 There has been considerable comment made on the Borough's level of obesity and proliferation of existing takeaways and objecting to a further takeaway use in a prime location. The NPPF does set out aims to support healthy lifestyles and the supporting Planning Practice Guidance does indicate that where supported by an evidence base, policies could limit the proliferation of certain use classes. The Havant Healthy Borough Assessment (November 2017) does provide that evidence and suggests that the Borough scores significantly worse than the England average for excess weight and Havant has a high number of fast food outlets compared to other areas. However, there is as yet no adopted policy that seeks to control the number of A5 uses and whilst work is being undertaken on the Healthy Borough Statement as part of the ongoing work on the Draft Havant Borough Local Plan, it is currently too early for any emerging policy to have significant weight in the determination of this application.
- 8.28 It has also been confirmed that the applicant for this application is Dominos who would re-site from their existing North Street site. It is not known who would subsequently occupy that lawful A5 unit, which may or may not remain in an A5 use, but potentially this is not an additional A5 use in the town centre. At this stage it is not possible to support a planning refusal based on impact on healthy lifestyles.

(v) Refuse and litter

- 8.29 Concern has also been raised by residents about potential waste and litter and therefore a Waste and Operational Management Plan has been submitted outlining measures to dispose of litter appropriately. A lidded wheeled refuse bin would be located to the rear of the unit and emptied by a private waste handling company as regularly as required – likely to be twice weekly. Cardboard is compressed, bundled and recycled. Refuse collections would take place between 07:00 and 20:00 Monday to Saturdays only and this could be conditioned. For customer rubbish an internal bin would be provided within the customer waiting area. The issue of rodents as a result of rubbish is not directly a planning matter and provided the rubbish generated by the use is appropriately managed then there is no reason for an increase in rodents.
- 8.30 The Operational Management Plan also indicates that CCTV cameras will be installed both inside and immediately to the front and rear of the premises as security measures. The proposal is therefore considered to provide adequate provision for the disposal, storage and collection of refuse, in accordance with criterion 4 of policy DM5.

(vi) Visual Impact

- 8.31 Criterion 2 of policy DM5 also requires that any mitigation measures do not materially detract from the appearance of the building itself and the wider locality. The proposed

extractor flue would be a significant addition to the rear elevation, extending some 8.5m under the rear fire escape and then up 4m to project approximately 1m above the roofline. This would be a galvanised metal structure that would largely be sited beneath the existing galvanised external stairs. The air conditioning and cold compressor units would also be sited on the rear elevation. Whilst not attractive, these structures are considered appropriate to the context of the existing building in a rear service yard, and it is not considered that they would be visually harmful to the building or setting of the site.

- 8.32 The proposal also includes the replacement of the existing timber shopfronts with aluminium frames. There would be no change to window sizes, stall risers etc and the simple substitution to aluminium frames is considered visually acceptable and in accordance with policy CS16.

(vii) Flood risk

- 8.33 The site lies partly within Flood Zone 3. Both the proposed takeaway use and the former bank are classified as 'less vulnerable' uses by the NPPG. Therefore, the proposed change of use would not result in the occupation of the unit by a 'more vulnerable use'. The Environment Agency has raised no objection but notes that an Environmental Permit for Flood Risk Activities may be required. An Informative can be added to this effect.

9 Conclusion

- 9.1 The application site lies within the defined town centre boundary where the NPPF advises that Councils should take a positive approach to their growth, management and adaptation. The site has been vacant since September 2017 and this application represents an opportunity to bring this prominent unit back into beneficial use which would contribute to the vitality and viability of the town centre. The submitted details are considered to sufficiently address the previous reason for refusal and the Waste and Operational Management Plan has been updated to reflect the amendments of this revised application, in particular the use of a 7.5 tonne van only via Park Road South for servicing deliveries. The Highways Technical Note also includes copies of other similar appeals for Dominos planning applications elsewhere in the country where parking and highway safety concerns were the main issues. Whilst these are of some relevance it is noted that these sites do not appear to be in such close proximity to residential properties and every application is different and needs to be considered on its own merits. They therefore have limited weight in this decision. Some regard must however be had to the fact that the fall-back position for the site is an A1 convenience store which would generate more trips than the current proposal.
- 9.2 It is considered that the revised proposal meets the technical criteria of policy DM5 and the introduction of the proposed A5 use specifically for Dominos, would, on balance, not result in any significant harm to existing levels of residential amenity sufficient to justify a reason for refusal. It is considered that the social and economic benefits of the proposal outweigh any environmental dis-benefits of the proposal and therefore the application is recommended for conditional permission.

10 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01234 subject to the following 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:

Waste and Operational Management Plan dated January 2019
Highways Technical Note 02 (2472) by Croft Transport Planning & Design, received 11/01/2019
Swept Path Analysis Plan Drawing number: 2472-SP01 Rev A
Planning, Design and Access Statement (Incorporating Flood Risk Assessment) dated November 2018
Environmental Assessment Report 18/0455/R1 by Cole Jarman dated 26th September 2018
Location Plan Drawing No. DB447 - LP Rev A
Block Plan Drawing No. DB447 - BP
Proposed Elevations Drawing No. DB447 - EL05
Proposed Plan Drawing No. DB447 - GA04 Rev A
Air Handling Unit Information
Supporting Annex B Document for Proposed Ventilation System by DeltaBravo Ltd dated 19.06.18
Baffle Filter information
Extraction Details
Filtration Details

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, (as amended) and any Town and Country Planning (General Permitted Development) Order, the premises shall be used as a pizza takeaway only and for no other food types within Class A5 of the above Use Classes Order.

Reason: In the interests of amenity as the proposed extractor equipment may not be adequate for other food types, and having due regard to Policies DM5 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The premises shall only be open to the public for trade or business between the hours of 09:00 and 23:00 Sunday to Thursday; and between 09:00 and 24:00 (midnight) on Fridays and Saturdays. No delivery of pizzas shall take place outside these hours.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM5 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

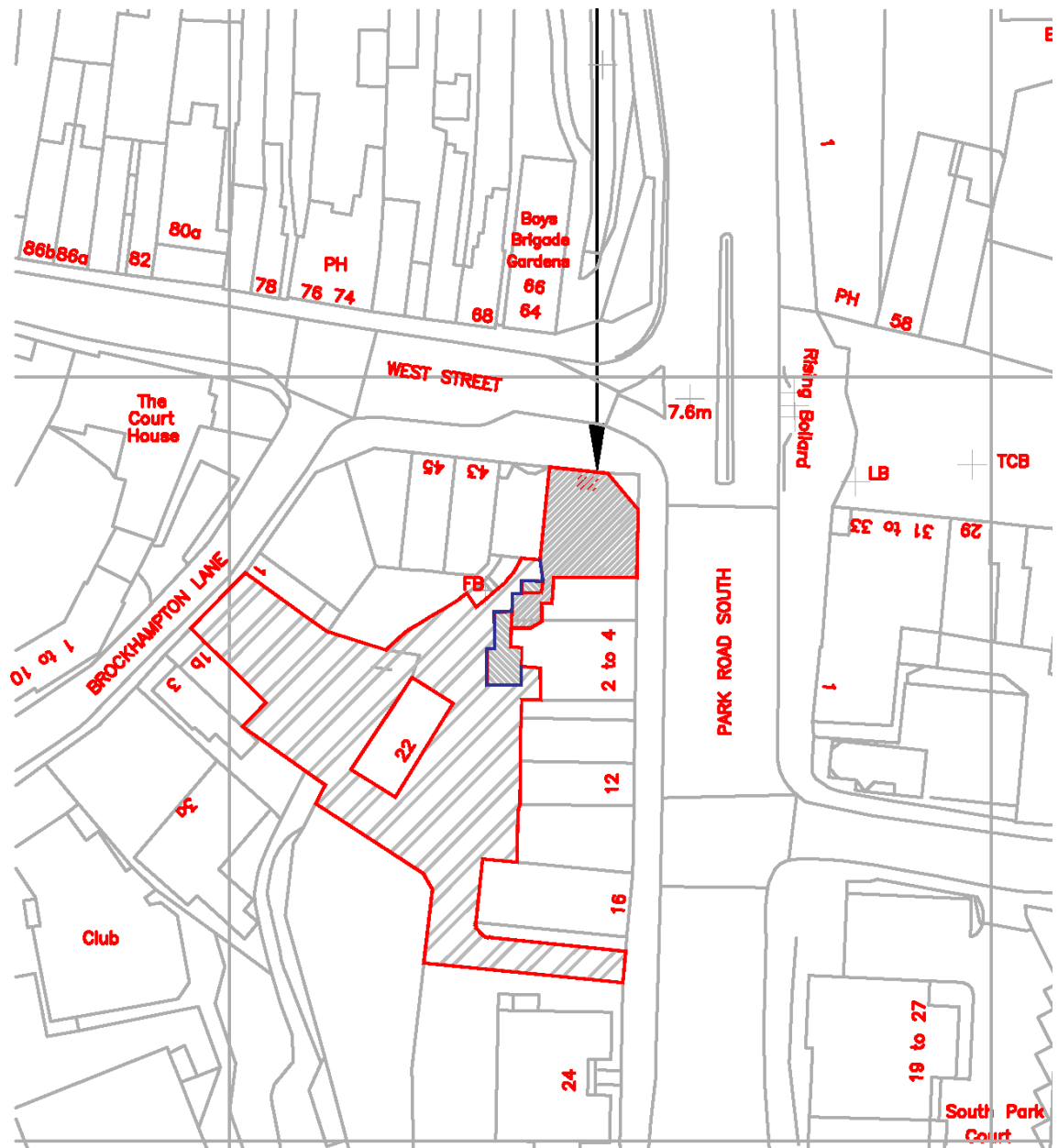
- 5 Servicing and deliveries to or from the premises shall only take place between the hours of 07:00 and 20:00 Monday to Saturdays and at no other time, in accordance with the Waste and Operational Management Plan, dated January 2019.

Reason: In the interests of the amenities of occupiers of nearby residential properties and having due regard to policies DM10, DM11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

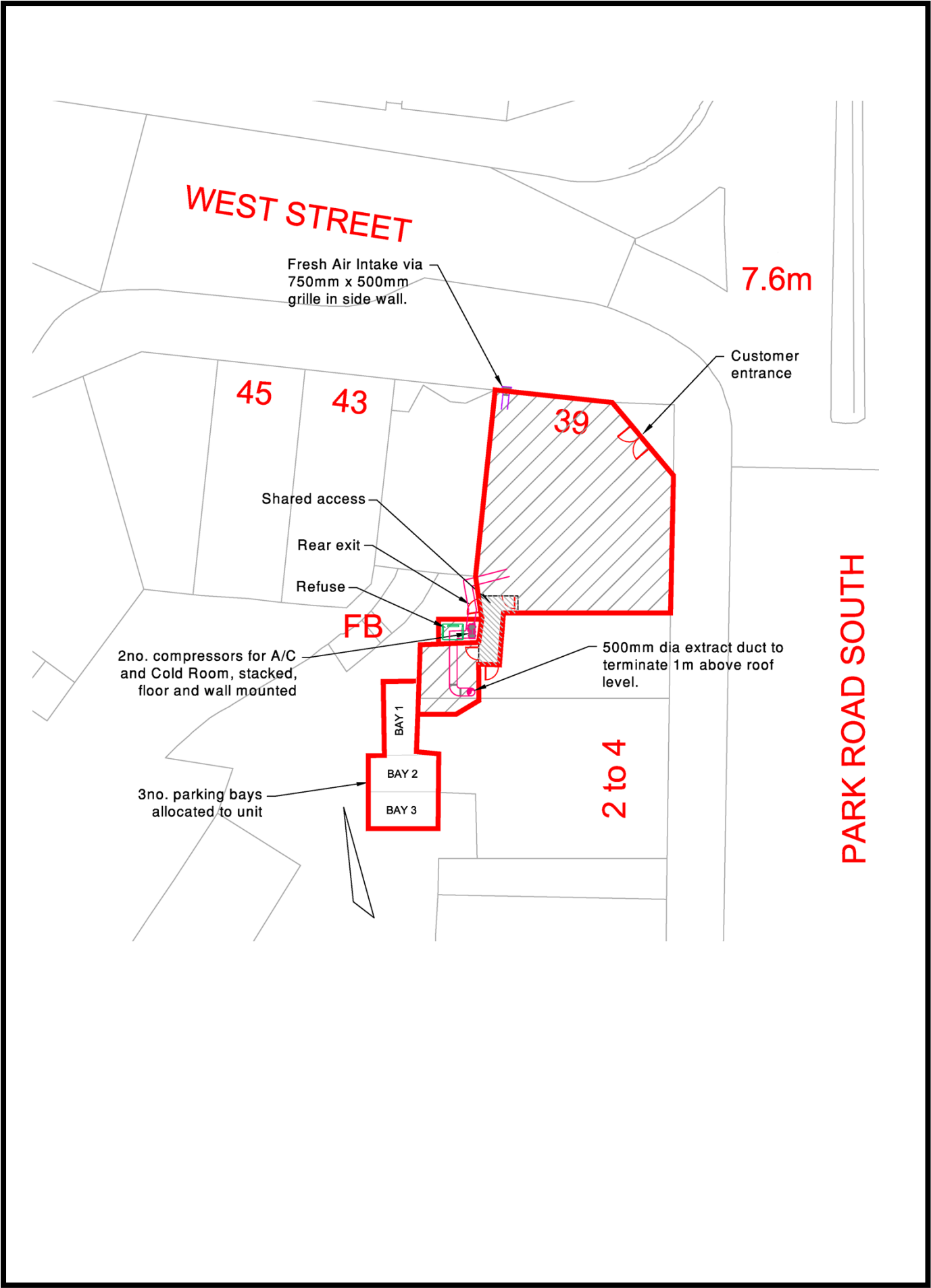
- 6 The hereby approved extraction equipment shall be installed and effectively operated for as long as the use continues, and shall be regularly maintained in accordance with the Annex B Document for Proposed Ventilation System by DeltaBravo Ltd dated 19.06.18. Any failure of the extraction equipment and all cooking processes shall cease until the system has been restored to full working order. Documentary evidence including receipts, invoices and copies of any service contracts in connection with the use and maintenance of the extraction equipment, shall be kept and made available for inspection at the premises by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.
Reason: In the interests of amenity and to protect against cooking odours outside the premises, and having due regard to Policies DM5 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The noise mitigation measures detailed in the Environmental Assessment Report 18/0455/R1 2nd issue by Cole Jarman shall be fully implemented prior the hereby approved use being brought into first use. Thereafter the silencer and anti-vibration mounts and all other measures shall be maintained in full working order to the satisfaction of the Local Planning Authority.
Reason: In the interests of amenity and to protect against cooking odours outside the premises, and having due regard to Policies DM5 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Appendices

- (A) Location Plan
- (B) Block Plan
- (C) Proposed Layout Plan
- (D) Proposed Front Elevations
- (E) Proposed Rear Elevations
- (F) Servicing Vehicle Tracking Plan
- (G) Comparison of Opening Hours
- (H) Noise measurement Locations
- (I) Parking Survey Locations
- (J) Parking Survey Results – 9 November 2018
- (K) Parking Survey Results – 5 January 2019
- (L) Parking Survey Results – 8 January 2019



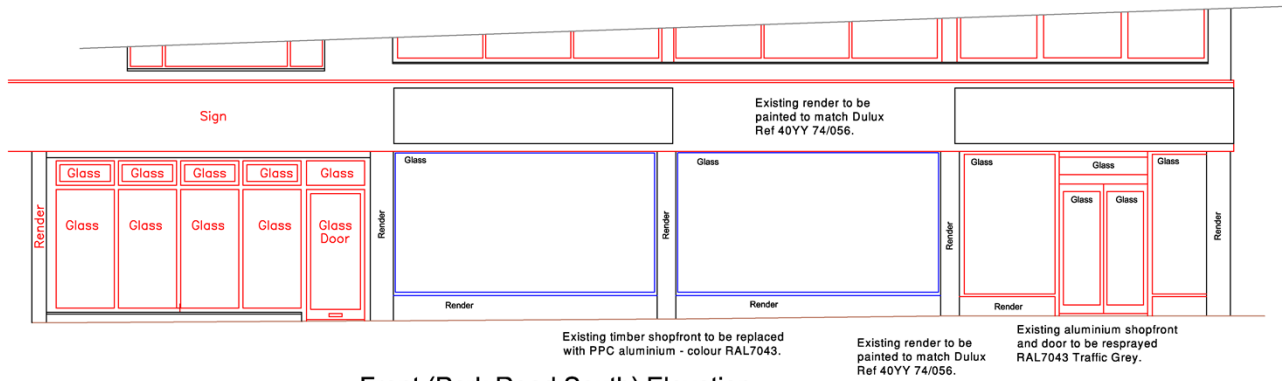
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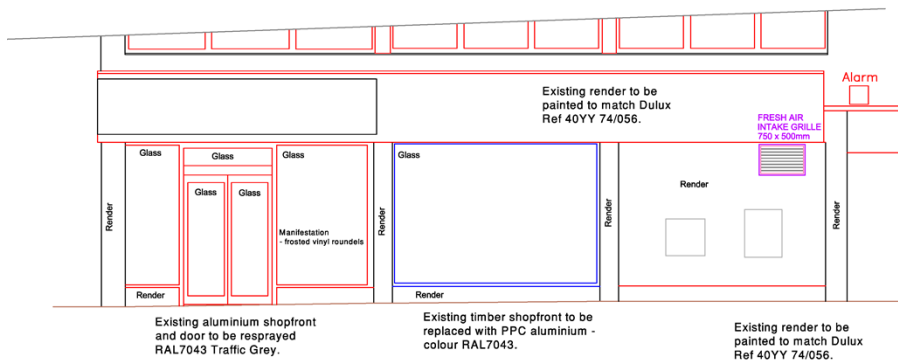


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Front (Park Road South) Elevation

Datum 48.00m



Side (West Street) Elevation

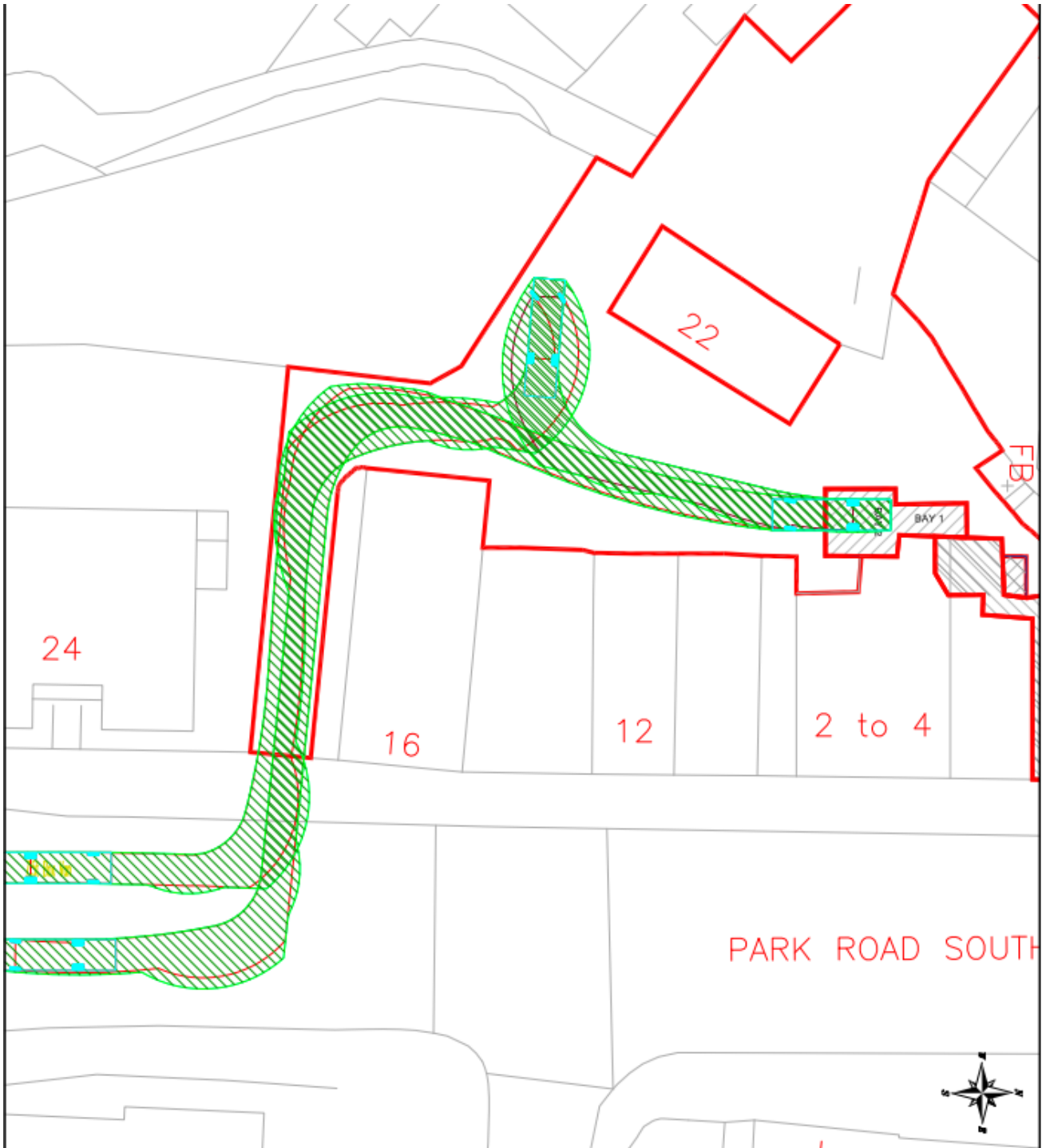
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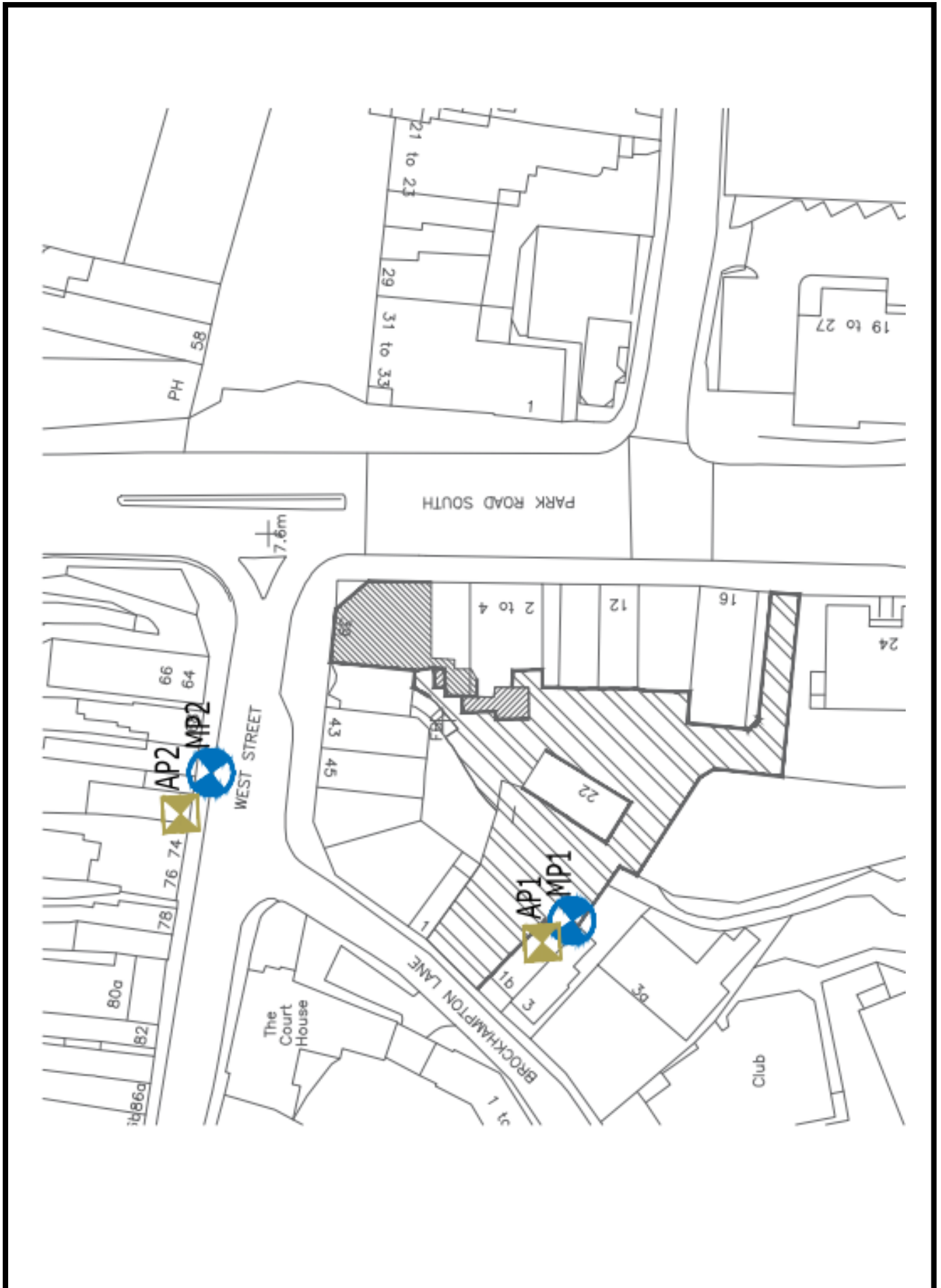
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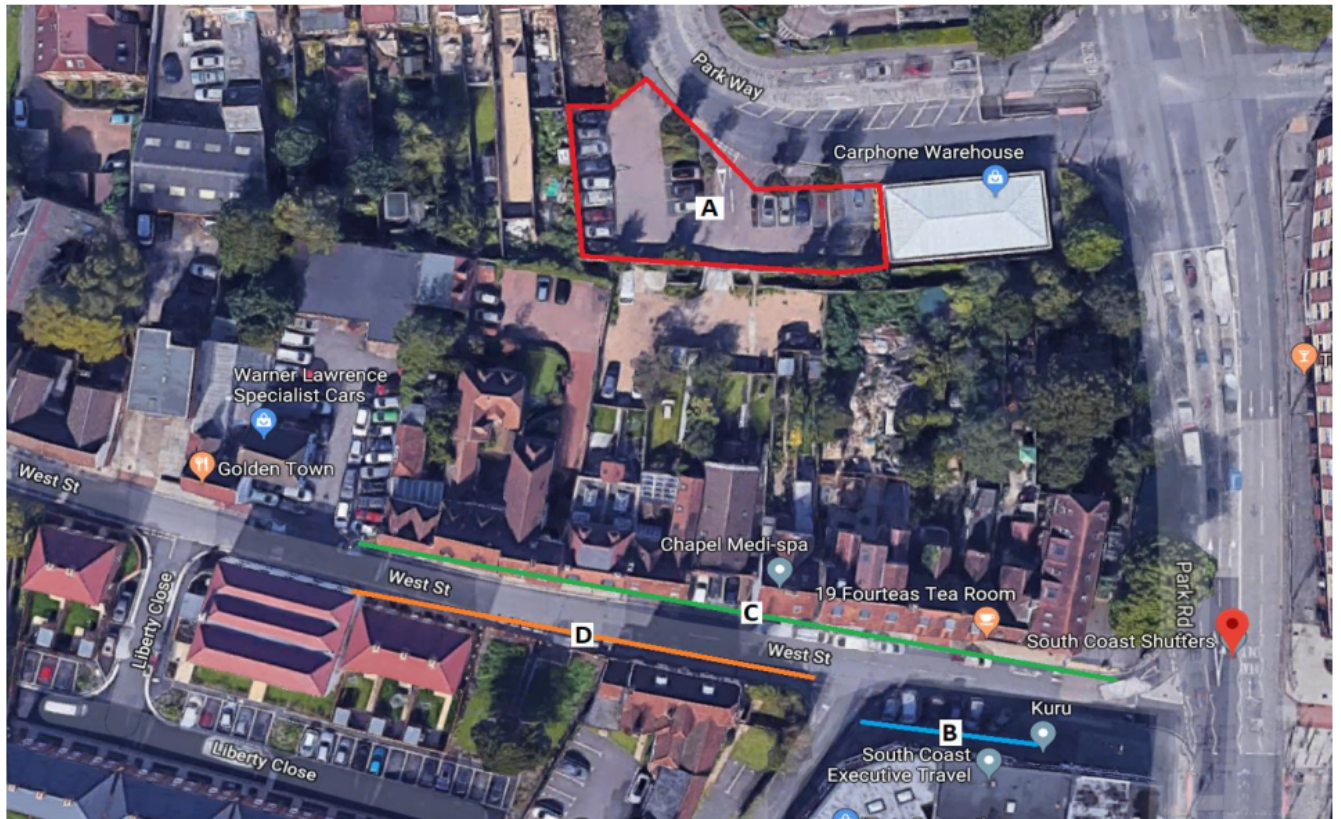
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	Permitted Hours	Actual Advertised Hours
McDonalds	09/52727/022 05:00 to 23:00 seven days a week (<u>Note</u> this was for a 12 month temporary period which was never renewed and should have reverted to 07:00 to 2300 seven days a week)	6am – 9pm
Burger King	00/61718/003 06:00 to 24:00	Mon – Sat 09:00 to 23:00 Sun 09:00 to 21:00
Wetherspoons Parchment Makers	07/57044/009 07:00 to 01:00 (with alcohol sales between 09:00 and midnight) Sun to Thursday 07:00 to 02:00 (with alcohol sales between 09:00 and 01:00) Friday & Saturdays	8am-11pm Sun – Thurs; 8am - Midnight Fri and Sat
KFC	06/59412/008 Drive Through/Restaurant 07:00 to 22:00 Mon to Sat and 10:00 to 22:00 Sundays	Restaurant 10:00 to 21:00 Sun to Thurs Until 22:00 Fri and Sat Drive Through until 22:00 every day

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Time Beginning	Number of Occupied Spaces					Total Parking in Zones A&B
	Zone A 17 Spaces	Zone B 7 Spaces	Zone C	Zone C *	Zone D	
1630	11	5	6	4	0	16
1645	8	5	4	4	0	13
1700	10	6	3	3	0	16
1715	9	6	3	2	0	15
1730	6	7	2	1	0	13
1745	4	6	3	1	0	10
1800	4	6	4	1	0	10
1815	6	6	4	1	0	12
1830	5	7	4	1	0	12
1845	5	6	4	1	0	11
1900	3	7	3	1	0	10
1915	3	6	3	1	0	9
1930	2	4	2	1	0	6
1945	2	3	1	1	0	5
2000	2	2	1	1	0	4

Table 1 – Summary of Car Parking Survey Results – Havant (Zone C* Vehicles Parked Whilst Displaying Blue Badge Permit)

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Time Beginning	Number of Occupied Spaces					Total Parking in Zones A&B
	Zone A 17 Spaces	Zone B 7 Spaces	Zone C	Zone C *	Zone D	
1630	13	5	1	1	0	18
1645	12	4	1	1	0	16
1700	7	4	1	0	0	11
1715	6	3	1	0	0	9
1730	8	5	1	0	0	13
1745	6	4	1	0	0	10
1800	6	5	0	0	0	11
1815	3	7	1	0	0	10
1830	3	7	2	0	0	10
1845	3	6	2	0	0	9
1900	3	5	2	0	0	8
1915	2	5	0	0	0	7
1930	3	6	0	0	0	9
1945	2	5	1	0	0	7
2000	2	5	2	0	0	7

Table 2 – Summary of Car Parking Survey Results Saturday – Havant (Zone C* Vehicles Parked Whilst Displaying Blue Badge Permit)

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Time Beginning	Number of Occupied Spaces					Total Parking in Zones A&B
	Zone A 17 Spaces	Zone B 7 Spaces	Zone C	Zone C *	Zone D	
1630	8	6	2	0	0	14
1645	6	3	0	0	0	9
1700	7	4	1	1	0	11
1715	8	5	1	1	0	13
1730	7	7	1	1	0	14
1745	5	7	1	1	0	12
1800	7	7	2	2	0	14
1815	7	7	2	2	0	14
1830	5	7	2	1	0	12
1845	6	7	1	1	0	13
1900	5	7	0	0	0	12
1915	6	6	0	0	0	12
1930	5	6	0	0	0	11
1945	4	7	1	0	0	11
2000	5	6	0	0	0	11

Table 3 – Summary of Car Parking Survey Results Tuesday – Havant (Zone C* Vehicles Parked Whilst Displaying Blue Badge Permit)

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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 matters of both the potential tree loss arising from the proposal; and 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:

"Members expressed that they would not be willing to grant consent without protecting the trees on the site first and therefore asked for a condition which would address these";
and

"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".

- 1.4 To that end two conditions were added to the officers' recommended suite of conditions:

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

"20. No tree removal shall take place on the site until a reserved matters application has been approved unless otherwise agreed in writing by the Local Planning Authority."

- 1.5 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.
- 1.6 As part of this process, however, officers have identified that the additional conditions requiring the revised viability assessment and preventing tree removal have been applied to the full part of the planning application in error; when instead they should have been applied to the outline part (which will see the reserved matters submission in due course).
- 1.7 The Committee are therefore requested to agree a revision to the previously agreed suite of conditions in order to remove the viability assessment and tree protection conditions from the full part of the application and impose them on the outline part of the application instead. Officers have also taken the opportunity to refresh the policy and legislation references in the conditions to bring them up to date.
- 1.8 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

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Appendix A

Conditions relating to 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.

1. The development must be begun not later than five 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. No work shall be undertaken on the site until measures have been agreed by the Local Planning Authority in writing (a method statement) for the protection of the listed structures from demolition and development on site to ensure both safety and stability. The measures shall be undertaken before any operations commence.

Reason: To ensure that the listed building's special interest is not damaged and having due regard to policies CS11 of the Havant Borough Local Plan (Core Strategy) 2011, DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

3. Construction of the buildings hereby permitted shall not commence until samples and details of all external roofing and external facing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4. No development shall take place until finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

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

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 (including semi-permeable materials) and a programme for their phased implementation have first 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 policies CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.

6. No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure for that phase have been first submitted to and approved in writing by the Local Planning

Authority. No dwelling shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

7. No dwelling shall be occupied until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.

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

8. No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

9. No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or 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.

10. Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.

Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests

of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

11. The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

12. Prior to the commencement of any above ground construction, details and specifications of external meter boxes on listed buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason: To ensure that the listed building's special interest is not damaged and having due regard to policies CS11 of the Havant Borough Local Plan (Core Strategy) 2011, DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

13. Development shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (ECOSA, March 2018) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently retained and maintained as befits their purpose.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

14. Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), and notwithstanding any assessment provided with the planning application, an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site walk-over survey &/or sufficient desk-based research to identify;
 - All relevant previous uses of the site
 - Potentially significant contaminants associated with those uses
 - Uncertainties relating to previous use or associated potential contaminants
 - A conceptual site model identifying all relevant sources, exposure pathways
 - and receptors, and;
 - A summary of potentially unacceptable risks arising from contamination at the

site.

2) Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;

- appropriately considered remedial objectives,
- an appraisal of remedial &/or risk mitigation options, having due regard to
- sustainability, and;
- clearly defined proposals for mitigation of the identified risks.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: 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, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

15. Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 14 above shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: 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, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

16. Prior to the commencement of construction of any part of the development approved by this Planning Permission, a desk based study to assess the likelihood of the presence of historic unexploded ordnance (UXO) or bombs (UXB) shall be submitted to and approved in writing by the Local Planning Authority. Where non-trivial potential for the presence of UXO/UXB has been identified at the site, the study shall include details of a protocol for the identification and assessment of possible ordnance that may be disturbed during construction (a ‘watching brief’).

If, during development, any suspected historic ordnance (UXO/UXB) is found to be present, no further development shall be undertaken until the object has been assessed by an appropriately qualified person, appropriate actions taken to remove or make safe the object, have been undertaken, and the Local Planning Authority notified. The provisions of the approved 'watching brief' shall be observed throughout the undertaking of all relevant construction activities (i.e. below ground works – excavations for foundations, buried services & SUDS)”

Reason: The site is adjacent to former military fortifications, potentially indicative of active use of the extant residence &/or estate during the 2nd World War, e.g. for training and staging purposes, by regular forces or home guard activities. The presence of unexploded ordnance is not considered implausible. To manage the potential associated risk to both groundwork personnel & future residents, 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.

17. Notwithstanding any landscape strategy submitted, 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 policies CS11, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

18. Development hereby permitted shall be carried out in accordance with the approved plans:

P000A LOCATION PLAN

P001 EXISTING SITE PLAN

P002 TOPOGRAPHICAL SURVEY

P003 PARAMETERS PLAN (REV A)

P004 LANDSCAPE STRATEGY

P007 RETAINED STRUCTURES, DEMOLITION & NEW BUILDINGS

P102 MAIN HOUSE - GROUND FLOOR EXISTING

P103 MAIN HOUSE - FIRST FLOOR EXISTING

P104 MAIN HOUSE - ELEVATIONS EXISTING

P105 MAIN HOUSE - GROUND FLOOR ALTERATIONS

P106 MAIN HOUSE - FIRST FLOOR ALTERATIONS
 P107 MAIN HOUSE - WEST & SOUTH ALTERATIONS
 P108 MAIN HOUSE - EAST & NORTH ALTERATIONS
 P109 MAIN HOUSE - PROPOSED GROUND FLOOR
 P110 LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD
 P110 MAIN HOUSE - PROPOSED FIRST FLOOR
 P111 LANDSCAPE DETAIL LODGE
 P111 MAIN HOUSE - PROPOSED ELEVATIONS - WEST A-A / SOUTH B-B
 P112 MAIN HOUSE - PROPOSED ELEVATIONS – EAST C-C / NORTH D-D
 P113 MAIN HOUSE - PROPOSED SECTION A-A
 P114 MAIN HOUSE - PROPOSED SECTION B-B
 P115 MAIN HOUSE - PROPOSED SECTION C-C
 P117 MAIN HOUSE - DOOR DETAIL WG18A
 P118 MAIN HOUSE - WINDOW DETAIL WG39
 P119 MAIN HOUSE - WINDOW DETAIL WG21 & 20A
 P120 MAIN HOUSE - DOOR DETAIL XD11
 P121 MAIN HOUSE - DOOR DETAIL WG25
 P122 MAIN HOUSE - WINDOW DETAIL WG22 WG23 & WG40
 P123 MAIN HOUSE - DOOR DETAIL XD06 XD08 & XD10
 P124 MAIN HOUSE - DOOR DETAIL XD03
 P201 COACH HOUSE & STABLES - EXISTING BLOCK / ROOF PLAN
 P202 COACH HOUSE & STABLES - EXISTING GROUND FLOOR
 P203 COACH HOUSE & STABLES - EXISTING FLOOR PLAN
 P204 COACH HOUSE - EXISTING ELEVATIONS EAST & WEST
 P205 COACH HOUSE - EXISTING ELEVATIONS NORTH & SOUTH
 P206 FORMER STABLES - EXISTING ELEVATIONS WEST & NORTH
 P207 FORMER STABLES - EXISTING ELEVATIONS EAST & SOUTH
 P208 COACH HOUSE & FORMER STABLES - ROOF PLAN ALTERATIONS
 P209 COACH HOUSE & FORMER STABLES – GROUND FLOOR ALTERATIONS
 P210 COACH HOUSE & FORMER STABLES – FIRST FLOOR ALTERATIONS
 P211 COACH HOUSE - ELEVATIONS EAST & WEST - ALTERATIONS
 P212 COACH HOUSE - ELEVATIONS NORTH & SOUTH - ALTERATIONS
 P213 FORMER STABLES - ELEVATIONS WEST & NORTH - ALTERATIONS

P214 FORMER STABLES - ELEVATIONS EAST & SOUTH - ALTERATIONS
 P216 COACH HOUSE & FORMER STABLES – PROPOSED FIRST FLOOR PLAN
 P217 COACH HOUSE & FORMER STABLES – PROPOSED ROOF PLAN
 P218 COACH HOUSE - PROPOSED ELEVATIONS SOUTH & EAST
 P219 COACH HOUSE - PROPOSED ELEVATIONS NORTH & WEST
 P221 COACH HOUSE - PROPOSED SECTIONS A-A B-B
 P222 FORMER STABLES - PROPOSED SECTIONS C-C
 P223 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P224 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P225 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P226 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P227 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P228 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P229 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P230 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P231 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P232 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P233 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P234 FORMER STABLES - DOOR SCHEDULE – PROPOSED ALTERATIONS
 P235 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P236 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P301 GATE LODGE EXISTING GROUND FLOOR PLAN
 P302 GATE LODGE EXISTING FIRST FLOOR PLAN
 P303 GATE LODGE EXISTING ELEVATIONS
 P304 GATE LODGE GROUND FLOOR ALTERATION PLAN
 P305 GATE LODGE FIRST FLOOR ALTERATION PLAN
 P306 GATE LODGE ELEVATIONS ALTERATION PLAN
 P307 GATE LODGE PROPOSED GROUND FLOOR PLAN
 P308 GATE LODGE PROPOSED FIRST FLOOR PLAN
 P309 GATE LODGE PROPOSED ROOF PLAN
 P310 GATE LODGE PROPOSED NORTH AND EAST ELEVATION
 P311 GATE LODGE PROPOSED SOUTH AND WEST ELEVATION

P312 GATE LODGE DOOR SCHEDULE
P313 GATE LODGE WINDOW SCHEDULE
P400 WOOD STORE EXISTING ELEVATIONS
P401 WOOD STORE PROPOSED ELEVATIONS
P402 WOOD STORE EXISTING AND PROPOSED FLOOR PLANS
P403 DAIRY ELEVATIONS
P404 DAIRY FLOOR PLANS
160720-002 D ACCESS DRAWING
BJH 01 02 TREE SURVEY PLAN
P215 COACH HOUSE & FORMER STABLES - AMENDED
P220 COACH HOUSE & FORMER STABLES – AMENDED
245001/ P116 REV A MAIN HOUSE - FLINT WALL DETAIL (AMENDED)
16072-200 REV E - PRELIMINARY OFF-SITE ACCESSIBILITY PROPOSALS
SUBMITTED ON 28/2/2018

SUPPORTING DOCUMENTS:

FLOOD RISK ASSESSMENT PRELIM SURFACE AND FOUL WATER PLAN
ARBORICULTURAL METHOD STATEMENT
ARBORICULTURAL METHOD STATEMENT - TREE PROTECTION PLAN
ECOLOGICAL ASSESSMENT
ECOLOGY REPORT MAPS 1 TO 12 AND APPENDIX
EXTERNAL LIGHTING REPORT
FLOOD RISK ASSESSMENT
HERITAGE STATEMENT
HERITAGE STATEMENT - FIGURES
INFRASTRUCTURE DELIVERY STATEMENT
LAND CONTAMINATION DESK STUDY REPORT
LANDSCAPE AND VISUAL APPRAISAL
LANDSCAPE AND VISUAL APPRAISAL PLANS AND PHOTOS
MARKETING REPORT
MINERALS POSITION STATEMENT
NOISE IMPACT ASSESSMENT
RESIDENTIAL TRAVEL PLAN

TRANSPORT STATEMENT

UTILITIES & SERVICING STATEMENT

DESIGN & ACCESS STATEMENT - PARTS 1-6

LLFA CHECKLIST

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Appendix B

Conditions relating to OUTLINE application with 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.

1. The outline development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

3. Approval of the details of the following aspects of the development, **hereinafter called "reserved matters"** shall be obtained from the Local Planning Authority in writing before any development is commenced:

- (i) the scale of the development;
- (ii) the appearance of the development
- (iii) the landscaping of the site
- (iv) the layout of all the buildings

Reason: In order to secure a satisfactory development

4. Construction of the buildings hereby permitted shall not commence until samples and details of all external roofing and external facing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5. Construction of the buildings hereby permitted shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

6. 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 (including semi-permeable materials) and a programme for their phased implementation have first been submitted to and approved in writing by the Local Planning Authority. The hardsurfacing shall be completed in full accordance with that specification and programme.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.
7. Construction of the buildings hereby permitted shall not commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning Authority. At all times thereafter, all of that screening provision shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
8. Prior to the commencement of development and notwithstanding any details previously provided, a landscape strategy plan shall be provided clearly showing all trees to be removed, retained and new trees to be planted including specific locations, species and root protection areas to be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details only.
Reason – To retain the landscaped and verdant character of the site and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011.
9. The dwellings hereby permitted shall not be occupied for that phase until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved. The approved details should be adhered to at all times.
Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
10. No development hereby permitted shall commence for that phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted

to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and National Planning Policy Framework.

11. No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or 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.

12. Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.

Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) and National Planning Policy Framework.

13. The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

14. Prior to the commencement of development, a programme for the phased implementation of the car parking, servicing and other vehicular access arrangements shown on the approved plans shall be submitted for approval by the Local Planning Authority. The car parking, servicing and other vehicular access

arrangements shall be made fully available for use in accordance with the agreed programme and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

15. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011, and the National Planning Policy Framework.

16. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.

17. Prior to the submission of the reserved matters application, a Design Code document for the development shall be submitted to, and approved in writing by, the Local Planning Authority. The Design Code document shall substantially accord with the principles of the Design and Access Statement July 2017 and shall include the following details;

(a) Principles for the built form of key character areas within the Site to be informed by local character, having particular regard to:

- (i) building form and depth,
- (ii) roofscape, including ridge lines and pitches,
- (iii) building heights (not to exceed 10.5m in height),
- (iv) building elements such as chimneys, eaves, openings (windows / doors) and porches,
- (v) external materials,
- (vi) boundary treatment, and
- (vii) Parking principles (including cycle parking / storage).
- (viii) Details of Car Barns including materials, roofscape and building heights

(b) Principles for hard and soft landscaping within the site

The development shall be carried out in accordance with the approved Design Code document.

Reason - To ensure a satisfactory design for the development, in the interests of the character and appearance 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.

18. Prior to the commencement of any above ground construction, details and specifications of all windows and doors on new buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason: To ensure that such details are appropriate to the character, architectural and historic interest of the listed buildings on the site and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan (Core Strategy) 2011.

19. Development shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (ECOSA, March 2018) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently retained and maintained as befits their purpose.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

20. Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority, and notwithstanding any assessment provided with the planning application), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site walk-over survey &/or sufficient desk-based research to identify;
 - All relevant previous uses of the site
 - Potentially significant contaminants associated with those uses
 - Uncertainties relating to previous use or associated potential contaminants
 - A conceptual site model identifying all relevant sources, exposure pathways
 - and receptors, and;
 - A summary of potentially unacceptable risks arising from contamination at the site.
- 2) Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.
- 3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;
 - appropriately considered remedial objectives,
 - an appraisal of remedial &/or risk mitigation options, having due regard to
 - sustainability, and;

- clearly defined proposals for mitigation of the identified risks.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: 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, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

21. Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 20 above shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a "long-term monitoring and maintenance plan").

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: 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, Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

22. Prior to the commencement of construction of any part of the development approved by this Planning Permission, a desk based study to assess the likelihood of the presence of historic unexploded ordnance (UXO) or bombs (UXB) shall be submitted to and approved in writing by the Local Planning Authority. Where non-trivial potential for the presence of UXO/UXB has been identified at the site, the study shall include details of a protocol for the identification and assessment of possible ordnance that may be disturbed during construction (a 'watching brief').

If, during development, any suspected historic ordnance (UXO/UXB) is found to be present, no further development shall be undertaken until the object has been assessed by an appropriately qualified person, appropriate actions taken to remove or make safe the object, have been undertaken, and the Local Planning Authority notified. The provisions of the approved 'watching brief' shall be observed throughout the undertaking of all relevant construction activities (i.e. below ground works – excavations for foundations, buried services & SUDS)"

Reason: The site is adjacent to former military fortifications, potentially indicative of active use of the extant residence &/or estate during the 2nd World War, e.g. for training and staging purposes, by regular forces or home guard activities. The presence of unexploded ordnance is not considered implausible. To manage the potential associated risk to both groundwork personnel & future residents, 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.

23. Development hereby permitted shall be carried out in accordance with the approved plans:

- P000A LOCATION PLAN
- P001 EXISTING SITE PLAN
- P002 TOPOGRAPHICAL SURVEY
- P003 PARAMETERS PLAN (REV A)
- P004 LANDSCAPE STRATEGY
- P007 RETAINED STRUCTURES, DEMOLITION & NEW BUILDINGS
- P102 MAIN HOUSE - GROUND FLOOR EXISTING
- P103 MAIN HOUSE - FIRST FLOOR EXISTING
- P104 MAIN HOUSE - ELEVATIONS EXISTING
- P105 MAIN HOUSE - GROUND FLOOR ALTERATIONS
- P106 MAIN HOUSE - FIRST FLOOR ALTERATIONS
- P107 MAIN HOUSE - WEST & SOUTH ALTERATIONS
- P108 MAIN HOUSE - EAST & NORTH ALTERATIONS
- P109 MAIN HOUSE - PROPOSED GROUND FLOOR
- P110 LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD
- P110 MAIN HOUSE - PROPOSED FIRST FLOOR
- P111 LANDSCAPE DETAIL LODGE
- P111 MAIN HOUSE - PROPOSED ELEVATIONS - WEST A-A / SOUTH B-B
- P112 MAIN HOUSE - PROPOSED ELEVATIONS – EAST C-C / NORTH D-D
- P113 MAIN HOUSE - PROPOSED SECTION A-A
- P114 MAIN HOUSE - PROPOSED SECTION B-B
- P115 MAIN HOUSE - PROPOSED SECTION C-C
- P117 MAIN HOUSE - DOOR DETAIL WG18A
- P118 MAIN HOUSE - WINDOW DETAIL WG39
- P119 MAIN HOUSE - WINDOW DETAIL WG21 & 20A
- P120 MAIN HOUSE - DOOR DETAIL XD11
- P121 MAIN HOUSE - DOOR DETAIL WG25
- P122 MAIN HOUSE - WINDOW DETAIL WG22 WG23 & WG40
- P123 MAIN HOUSE - DOOR DETAIL XD06 XD08 & XD10

P124 MAIN HOUSE - DOOR DETAIL XD03
 P201 COACH HOUSE & STABLES - EXISTING BLOCK / ROOF PLAN
 P202 COACH HOUSE & STABLES - EXISTING GROUND FLOOR
 P203 COACH HOUSE & STABLES - EXISTING FLOOR PLAN
 P204 COACH HOUSE - EXISTING ELEVATIONS EAST & WEST
 P205 COACH HOUSE - EXISTING ELEVATIONS NORTH & SOUTH
 P206 FORMER STABLES - EXISTING ELEVATIONS WEST & NORTH
 P207 FORMER STABLES - EXISTING ELEVATIONS EAST & SOUTH
 P208 COACH HOUSE & FORMER STABLES - ROOF PLAN ALTERATIONS
 P209 COACH HOUSE & FORMER STABLES – GROUND FLOOR ALTERATIONS
 P210 COACH HOUSE & FORMER STABLES – FIRST FLOOR ALTERATIONS
 P211 COACH HOUSE - ELEVATIONS EAST & WEST - ALTERATIONS
 P212 COACH HOUSE - ELEVATIONS NORTH & SOUTH - ALTERATIONS
 P213 FORMER STABLES - ELEVATIONS WEST & NORTH - ALTERATIONS
 P214 FORMER STABLES - ELEVATIONS EAST & SOUTH - ALTERATIONS
 P216 COACH HOUSE & FORMER STABLES – PROPOSED FIRST FLOOR PLAN
 P217 COACH HOUSE & FORMER STABLES – PROPOSED ROOF PLAN
 P218 COACH HOUSE - PROPOSED ELEVATIONS SOUTH & EAST
 P219 COACH HOUSE - PROPOSED ELEVATIONS NORTH & WEST
 P221 COACH HOUSE - PROPOSED SECTIONS A-A B-B
 P222 FORMER STABLES - PROPOSED SECTIONS C-C
 P223 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P224 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P225 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P226 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P227 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P228 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P229 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P230 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P231 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P232 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P233 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS

P234 FORMER STABLES - DOOR SCHEDULE – PROPOSED ALTERATIONS
 P235 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P236 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P301 GATE LODGE EXISTING GROUND FLOOR PLAN
 P302 GATE LODGE EXISTING FIRST FLOOR PLAN
 P303 GATE LODGE EXISTING ELEVATIONS
 P304 GATE LODGE GROUND FLOOR ALTERATION PLAN
 P305 GATE LODGE FIRST FLOOR ALTERATION PLAN
 P306 GATE LODGE ELEVATIONS ALTERATION PLAN
 P307 GATE LODGE PROPOSED GROUND FLOOR PLAN
 P308 GATE LODGE PROPOSED FIRST FLOOR PLAN
 P309 GATE LODGE PROPOSED ROOF PLAN
 P310 GATE LODGE PROPOSED NORTH AND EAST ELEVATION
 P311 GATE LODGE PROPOSED SOUTH AND WEST ELEVATION
 P312 GATE LODGE DOOR SCHEDULE
 P313 GATE LODGE WINDOW SCHEDULE
 P400 WOOD STORE EXISTING ELEVATIONS
 P401 WOOD STORE PROPOSED ELEVATIONS
 P402 WOOD STORE EXISTING AND PROPOSED FLOOR PLANS
 P403 DAIRY ELEVATIONS
 P404 DAIRY FLOOR PLANS
 160720-002 D ACCESS DRAWING
 BJH 01 02 TREE SURVEY PLAN
 P215 COACH HOUSE & FORMER STABLES - AMENDED
 P220 COACH HOUSE & FORMER STABLES – AMENDED
 245001/ P116 REV A MAIN HOUSE - FLINT WALL DETAIL (AMENDED)
 16072-200 REV E - PRELIMINARY OFF-SITE ACCESSIBILITY PROPOSALS
 SUBMITTED ON 28/2/2018

SUPPORTING DOCUMENTS:

FLOOD RISK ASSESSMENT PRELIM SURFACE AND FOUL WATER PLAN
 ARBORICULTURAL METHOD STATEMENT
 ARBORICULTURAL METHOD STATEMENT - TREE PROTECTION PLAN

ECOLOGICAL ASSESSMENT
 ECOLOGY REPORT MAPS 1 TO 12 AND APPENDIX
 EXTERNAL LIGHTING REPORT
 FLOOD RISK ASSESSMENT
 HERITAGE STATEMENT
 HERITAGE STATEMENT - FIGURES
 INFRASTRUCTURE DELIVERY STATEMENT
 LAND CONTAMINATION DESK STUDY REPORT
 LANDSCAPE AND VISUAL APPRAISAL
 LANDSCAPE AND VISUAL APPRAISAL PLANS AND PHOTOS
 MARKETING REPORT
 MINERALS POSITION STATEMENT
 NOISE IMPACT ASSESSMENT
 RESIDENTIAL TRAVEL PLAN
 TRANSPORT STATEMENT
 UTILITIES & SERVICING STATEMENT
 DESIGN & ACCESS STATEMENT - PARTS 1-6
 LLFA CHECKLIST

24. Notwithstanding any landscape strategy submitted, 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 policies CS11, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

25. No work shall be undertaken on the site until measures have been agreed by the Local Planning Authority in writing (a method statement) for the protection of the listed structures from demolition and development on site to ensure both safety and stability. The measures shall be undertaken before any operations commence.

Reason: To ensure that the listed building's special interest is not damaged and having due regard to policies CS11 of the Havant Borough Local Plan (Core Strategy) 2011, DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

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

Reason: To further assess the financial viability of the scheme at reserved matters stage and having due regard to Policy CS9 of the Havant Borough Local Plan (Core Strategy) 2011.

27. No tree removal shall take place on the site until a reserved matters application has been approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to manage the removal of unprotected and protected trees as part of the redevelopment of the site and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

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