Havant BOROUGH COUNCIL

Planning and
Development
Civic Offices
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Hampshire PO9 2AX

Head of Planning and Development
Derek Kingaby ARICS Dip.TP MRTPI

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Ref No: 99/56387/9

South Africa Lodge Ltd
Edward Caush & Associates
11 Southdown Road
Cosham
Portsmouth
Hants
PO6 2EB

HAVANT BOROUGH COUNCIL
17 MAY 1999
RECEIVED

TOWN AND COUNTRY PLANNING ACT 1990

GRANT PLANNING PERMISSION

Site Address : South Africa Lodge, Stakes Hill Road, Waterlooville

Proposed Development : Two storey extension to existing building to provide for a further 29 bedrooms and ancillary facilities for the care of the elderly mental frail, and additional car parking

In pursuance of its powers under the above mentioned Act the Council, as the Local Planning Authority, hereby **GRANT PLANNING PERMISSION** for the above development, in accordance with your application received on 15th February 1999, valid from 1st March 1999 and as amended by plans received on 10th May 1999 and 20th May 1999 and as supplemented by additional information received 10th May 1999 and 12th May 1999, including the plans and particulars submitted in connection therewith and subject also to due compliance with the following conditions:-

1 The development hereby permitted shall be begun before the expiration of 5 years from the date on which this planning permission was granted.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 Notwithstanding the provisions of any Town and Country Planning General Permitted Development or Use Classes Order at all times following implementation of this permission the accommodation on the site (i.e. inclusive of both Phase 1 and Phase 2 buildings as detailed on approved drawings 98:739:L(--) 040A and 98: 739 : L(--) 041B) shall be used solely as a nursing home, and for no other purpose without the prior written approval of the Local Planning Authority.
Reason: In the interests of highway safety and the amenities of the area.

3 At all times following implementation of this permission, the accommodation on the site (i.e. inclusive of both Phase 1 and Phase 2 buildings as detailed on approved drawings 98:739:L(--) 040A and 98:739:L(--) 041B) shall be occupied only by persons aged 50 years of age or above.
Reason: In the interests of the amenities of the area.

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4 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.8 metres height when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality.

5 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage proposed to serve the development has been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site.

6 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory.

7 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 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 as part of such approved landscaping scheme which dies or is otherwise removed shall be replaced with another of the same species and size during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory.

8 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.
Reason: In the interests of the amenities of the locality.

9 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other

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land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety.

10 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety.

11 No development hereby permitted shall commence until a specification of the provision to be made for the storage and disposal of refuse following the commencement of use of the building hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of such provision for refuse has been completed in full accordance with such an approved specification.
Reason: To safeguard the amenities of the locality.

12 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same has been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety.

13 Occupation of the building shall not commence until vehicle parking space has been constructed, surfaced and marked out in accordance with the details hereby approved by the Local Planning Authority and that area shall not be used for any other purpose other than parking, loading and unloading of vehicles.
Reason: To make proper provision for off-street parking.

14 Occupation of the building shall not commence until the improved access arrangements set out on approved drawing no. 99:739:L(9-) 021 have been fully implemented.
Reason: In the interests of highway safety.

NOTES:

(1) This permission is granted for the purposes of the Town and Country Planning Acts on the basis of the submitted plans and documents forming part of the application. It does not include any permission or approval that may be required under the Building Regulations or for any other purpose where the Council's approval may be needed.

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(2) This approval does not include any consent which may be needed from Southern Water Services Ltd to build in the vicinity of a public sewer. You can inspect the Map of Public Sewers held in the Technical Services Department of the Civic Offices to determine the proximity of any public sewer to the proposed development.

It is unlikely that you will obtain approval under the Building Regulations if your proposal conflicts with the need to safeguard a public sewer. If in doubt please seek advice from the Development Control Manager, Southern Water Services Ltd, Hampshire Division, Southern House, Sparrowgrove, Otterbourne, Winchester SO21 2SW (telephone number 01962 714585).

(3) This permission was granted subject to a planning obligation made under Section 106 of the Town & Country Planning Act 1990 dated 5th October 1999 which prevents occupation of the nursing home (which for the purposes of the obligation include the existing nursing home together with the additional accommodation permitted by the permission) by any persons suffering from mental illness who are being detained in hospital pursuant to the provisions of the Mental Health Act 1983 (or any re-enactment or replacement thereof).

S Weaver

for Head of Planning and Development

Date: 5 October 1999