



Havant
BOROUGH COUNCIL

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To:
Mr Galloway
Peter Galloway Partnership
17A Langstone road
Havant
PO9 1RA

For: Mr Heather
JNP Developments & Investments Ltd

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Outline Planning Permission**

Application Number: APP/13/00457

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

Proposal: Outline Application for conversion of existing dwelling to Class 2 (Care Home) with development of additional care lodges to provide 18No. care bedroom facility.

Further to your application received on 16 May 2013, which was valid from 26 June 2013, Havant Borough Council, as Local Planning Authority, **Grants Outline Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

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

Conditions:

- 1 The development 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 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same herein called "the reserved matters" have been submitted to and approved in writing by the Local Planning Authority.

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(i) **The reserved matters:**

- (a) The design and external appearance of all buildings (including details of the colour and texture of external materials to be used);
- (b) Landscaping including a landscape design showing the planting proposed to be undertaken, replacement tree details, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(ii) **Other matters:**

- (c) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings and the surrounding ground levels in relation to existing ground levels, notwithstanding any levels submitted at outline stage;
- (d) Landscaping including the arrangements to be made for the future maintenance of landscaped and other open areas;
- (e) The alignment, height and materials of all walls and fences and other means of enclosure;
- (f) Hardsurfacing proposals including surfacing materials;
- (g) The provision to be made for the parking, turning, loading and unloading of vehicles.

Reason: To secure orderly development and having due regard to saved Policies CS16, CS11, DM14 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0900-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason: To protect the amenity of adjoining residents and having due regard to saved Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 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 DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The development shall not be brought into use until a minimum of 13No. parking spaces and 13No. cycle spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to saved Policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The development shall not be brought into use until the turning space is provided within the site, to enable vehicles to enter and leave the site in forward gear, in accordance with details submitted on amended plan 06/55/01 Rev. B received 10 February 2011. This space shall thereafter always be kept available for such use.

Reason: In the interests of highway safety and having due regard to saved Policy T9 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

- 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 sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Local Planning 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 saved Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and unless details of the external appearance and acoustic performance of the same have been submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and historic asset and to prevent causing a nuisance to people living and working in the vicinity of the site and having due regard to policy CS16, CS11.4 and DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and The National Planning Policy Framework, March 2012.

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

Site location Plan licence No. 100047474 received 16 May 2013
Proposed Site Layout Plan Drg.No 12/100/P01 rev E received 16 September 2013
Site Survey Drg.No 94857.0001 received 10 June 2013
Site Survey Constraint and Opportunities Drg.No 12/100/P03 received 10 June 2013
Existing and Proposed Floor Plans for the conversion of the existing dwelling on site Drg.No 12/100/P04 rev B received 35 May 2013
Site Sections Drg.No 12/100/P10 received 11 September 2013
Site Sections Drg.No 12/100/P11 received 11 September 2013
Travel Plan received 30 May 2013
Arboricultural Impact Assessment, Method Statement and Tree Protection Plan submitted on the 19 August 2013.
Email from Phil Brophy of Barrell Tree Care supporting AIA received 6 September 2013
Design, Access and Heritage Statement received 30 May 2013

Reason: - To ensure provision of a satisfactory development.

- 11 The proposed works shall be carried out in accordance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan prepared by Barrell Tree Care, dated 19 August 2013 and additional supporting email from Phil Brophy of Barrell Tree Care received 6 September 2013 .

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 12 The measures set out within the submitted Travel Plan received 35 May 2013 shall be carried out in accordance with the approved implementation programme and shall continue for the future operation of the site as approved.

Reason: To ensure that the transport impact of the development hereby permitted is reduced and does not materially exceed that forecast at the time permission was granted. In the interests of highway safety and having due regard to saved Policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 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. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The ridge heights for the new buildings as shown on the section plans 12/100/P10 and 12/100/P11 received on 11 September 2013 detail the maximum ridge height that is approved by this outline consent.

Reason: In the interests of the preservation of the existing historical asset on the site and the visual amenities of the site and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 The development hereby permitted shall not commence until a scheme for protecting the proposed dwellings from traffic noise from the A3(M) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

N.B. Maximum noise level (predicted 15 years from completion of development) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime: 35 dB LAeq,16h
Night time: 30 dB LAeq,8h

Reason: To protect the amenities of occupiers of nearby premises from unreasonable noise levels and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 16 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To protect the health of trees to be retained in the interests of residential amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 17 Prior to the commencement of the 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), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements;

1. A desk study identifying:

- All previous uses
- potential contaminants associated with those uses.
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme based on (1) for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.

4. A verification report or statement shall be prepared (as appropriate) on completion of the works set out in (3) [if any], confirming the remediation measures that have been undertaken in accordance with the method statement and setting out any measures necessary for maintenance, further monitoring and reporting.

All elements shall be adhered to.

Reason: To ensure that no unacceptable risks are posed to future residents, buildings or services as a result of potential off-site contamination sources, and having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Draft local Plan (Allocations) 2012.

- 18 If, during development, contamination not previously identified on site is found to be present (for example solvent odour, stained or discoloured soils or sub-soils), no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. All works outlined in the submitted report shall be adhered to.

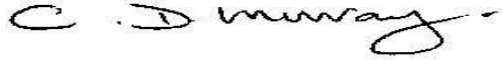
Reason: To ensure that no unacceptable risks are posed to future residents, buildings or services as a result of potential off-site contamination sources, and having due regard to policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), and DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Emerging Local Plan (Allocations) 2012

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning and Development Service at the Civic Offices or by telephoning 023 9244 6015.
- (4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.

- (5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).
- (7) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,
- In this instance:
- You sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit.
- (8) Your attention is drawn to the email of the 9th September between your Tree Consultant and the Council's Arborist. Within this email our Arborist confirms that a Liquidambar tree would represent an acceptable species for the structural planting between plots 1 and 4. This matter should be addressed within a reserved matters application for the landscape detail. Should you require any further advice on this please contact the Arboriculturalist via the Customer Service Centre on 023 9244 6015.
- (9) Your attention is drawn to the provisions of Sections 12 &13 of the Hampshire Act 1983 relating to access from the Fire and rescue Service. You can view a copy of the Act at www.legislation.gov.uk/ukla/1983/5/pdfs/ukla_19830005_en.pdf
- (10) The applicant is advised that the development the subject of this outline consent is liable to the Community Infrastructure Levy (CIL) Schedule which became a material planning consideration on 1st August 2013. On approval of the last reserved matter arising from this outline consent, this development will be liable to pay the Council's CIL upon commencement of development. For further information, see the CIL pages online at www.havant.gov.uk

- (11) The applicant is advised to contact Environmental Health to informally discuss the scope of required works to discharge planning conditions 17 and 18 in order to avoid un-necessary delays or expense.

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

20 September 2013