



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr Geddes
Planning Issues Ltd
Millstream House
Parkside
Ringwood
BH24 3SG

For: .
Churchill Retirement Living

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

Application Number: APP/15/01363

Site Address: Former site of, 127A London Road, Waterloooville

Proposal: **Variation of condition 2 of planning permission APP/15/00078 in relation to various refinements, including external refuse store.**

Further to your application received on 07 December 2015 Havant Borough Council, as Local Planning Authority, **Grants Planning Permission** for the above proposal in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

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

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Elevations Drawing No. 10072WV:P08
Ground Floor Plan Drawing No. 10072WV:PO9
First Floor Plans – Drawing No. 10072WV P10
Second Floor Drawing No. 10072WV:P11
Battery car store CRL:10072WV:702
Site Layout CRL:10072WV:201 Rev D
Reason: - To ensure provision of a satisfactory development.

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- 3 The finished levels (above ordnance datum) of the proposed buildings shall accord with the detail approved under application APP/15/00836, unless agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The layout of all foul and surface water drainage and other underground services proposed to serve that development shall accord with the details approved under APP/15/00836 unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced shall accord with the details approved under APP/15/00836 unless otherwise agreed 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 CS11 and CS16, of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure shall accord with the details approved under APP/15/00836 unless otherwise agreed in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Authority, the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision as is thus approved by the 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 2012.
- 7 The site shall be landscaped in accordance with the details approved under APP/15/00836 unless otherwise agreed in writing by the Local Planning Authority. 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The development hereby permitted shall be carried out fully in accordance with the Arboricultural Report prepared by Barrell Tree consultancy and submitted to the Local Planning Authority on 19 January 2015 under APP/15/00078.
Reason: To protect the trees within the development site and having due regard to policies CS16 and CS11 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 9 The accommodation hereby permitted shall be occupied solely by persons aged 60 years or over or, in the case of a couple, where one of the occupants is over the age of 60 years and the other is over the age of 55 years.
Reason: The units of accommodation have insufficient on-site parking to be occupied independently and the development does not make a contribution to open space/recreation provision due to the age range of intended occupiers, having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 10 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 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.
- 11 No external plant or equipment shall be installed or used without the prior written consent of the Local Planning Authority.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 12 The development shall be implemented strictly in accordance with the scheme for protecting the proposed dwellings from traffic noise (London Road and Maurepas Way) approved under APP/15/00821 unless otherwise agreed in writing by the Local Planning Authority. The dwellings shall not be occupied 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 dwellings) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime 38 dB LAeq,16h

Night time 30 dB LAeq,8h

Reason: To safeguard the amenities of occupiers of those dwellings 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.

- 13 No development other than the demolition of existing buildings shall take place until the new site accesses are both completed, including the crossing of the highway verge and footway, in accordance with the approved Site Layout Plan LRW/P12/03 Sk01 and the Site Set-up drawing CRL : 10072WV : 202 B approved under APP/15/00078.
Reason: In the interests of highway safety and mindful of the proximity of the adjoining roundabout junction and in the interests of the safety and free-flow of traffic and pedestrians and having due regard to policies CS16 & CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The existing site accesses shall be stopped up and abandoned and any footway/verge crossings shall be reinstated on completion of the new accesses
Reason: In the interests of highway safety and mindful of the proximity of the adjoining roundabout junction and in the interests of the safety and free-flow of traffic and pedestrians and having due regard to policies CS16 & CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 15 No development other than the demolition of existing buildings shall take place until the area shown hatched in brown on the Site Set-up drawing CRL : 10072WV : 202 B approved under APP/15/00078 has been provided and made available for the purposes of vehicle access, manoeuvring and loading/unloading. Thereafter this hatched area shall be maintained for these purposes for the duration of development works and no storage or the siting of any site cabin, building or silo, shall take place within this hatched area.
Reason: To safeguard the adequacy of vehicular access and manoeuvring during the period of development works, mindful of the proximity of the adjoining roundabout junction and in the interests of the safety and free-flow of traffic and pedestrians and having due regard to policies CS16 & CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 16 The building shall not be occupied until space for the loading, unloading and parking of vehicles has been provided within the site, surfaced and marked out in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 17 The development shall be carried out in accordance with the Travel Plan approved under APP/15/00744. The Travel Plan shall be fully implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and in and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 18 The development shall be carried out in accordance with the details of the measures including replacement habitat such as log piles to mitigate the impacts on ecology approved under APP/15/01073. The development shall not be occupied until the approved details has been implemented unless otherwise agreed in writing by the Local Planning Authority.
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 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 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.

- (3) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control Service at the Plaza or by telephoning 023 9244 6015.
- (4) 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:
- Your application was acceptable as submitted and no further assistance was required.
- (5) The applicant is advised that the service access should be constructed to accommodate a 26 tonne refuse vehicle.
- (6) A contribution towards the Solent Recreation Mitigation Partnership, in accordance with Policy DM24 of the Allocations Plan has been paid under APP/15/00078.
- (7) The development is CIL liable and payment has been made under APP/15/00078.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

17 February 2016