



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 Galloway
Peter Galloway Partnership
17A Langstone Road
Havant
PO9 1RA

For: Mr Heather
Dolphin Homes Southern Ltd.

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

Application Number: APP/16/00144

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

Proposal: New community facility comprising therapy pool, community room and relocated vehicular entrance.

Further to your application received on 09 February 2016, which was valid from 11 February 2016, 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 Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement (PGP April 2015)
Aqua Platinum Projects Plant Room Sound Emission Document (Received by the Council on 10 August 2015)
Supporting Statement for Landscaping (Terra Firma 06.11.2014)
14/200/L01 (Location Plan)
Proposed Block Plan Jan 2016
16/200/L10 (Proposed Soft Landscaping)
14/200/W01 (Proposed Boundary Wall and Fencing)
16/200/P01 (Site Layout Proposals)
16/200/P02 (Drainage)
16/200/P03 (Proposed Site Layout and Roof Plan)
14/200/P06 (Proposed Community Facility Floor Plan and Materials)
14/200/P07 (Proposed Community Facility Roof Plan)
14/200/P08 (Proposed Community Facility Elevations)

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16/200/10 (Proposed Hill Lodge Floor Plans)

16/200/11 (Proposed Hill Lodge Elevations)

16/200/P13 (Proposed Site Sections)

16/200/P14 (Proposed Site Sections)

13201-BT5 Tree Protection Plan

Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the boundary wall and gates hereby permitted shall not commence until samples and details of all facing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The proposed works shall be carried out in accordance with the Arboricultural Impact Assessment, Method Statement 13201-AIA5-PB and Tree Protection Plan 13201-BT5 prepared by Barrell Tree Care and dated 15 June 2015.

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) 2011 and National Planning Policy Framework, March 2012.

- 5 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 prepared by Soil and Environmental Services (SES) Ltd ref SES/JNPDIL/HL/1#1 received 17 December 2013 in association with discharge of condition application APP/13/01258 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 DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and DM17 of the Havant Borough Local Plan (Allocations) 2014.

- 6 The development shall not be brought into use until space for the parking and storage of cars, cycles and a minibus 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 policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The measures set out within the submitted Travel Plan received 3 June 2013 in association with outline application APP/13/00457 shall be carried out in accordance with the approved implementation programme and shall continue for the future operation of the site as approved.

Reason: In the interests of highway safety and having due regard to Policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 Other than by residents of the care home on site, the community facility hereby approved shall be used solely as specified in the Design and Access Statement.

Reason: In the interests of local amenity and highway safety and having due regard to policies CS16, DM13 and DM14 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 Planning and Development 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.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning

06 April 2016