
Site Address:	42 Bedhampton Hill, Havant, PO9 3JW		
Proposal:	New community facility comprising therapy pool, community room and relocated vehicular entrance.		
Application No:	APP/16/00144	Expiry Date:	07/04/2016
Applicant:	Mr Heather	Team:	Team 1
	Dolphin Homes Southern Ltd.		
Agent:	Mr Galloway	Case Officer:	Heather Lealan
	Peter Galloway Partnership		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

42 Bedhampton Hill, Havant, PO9 3JW. The application site comprises a recently developed Class C2 residential care home with associated outbuildings and paraphernalia, located on the north side of a spur accessed from the west side of Bedhampton Hill. The principal building on the site was previously a substantial grade II listed dwelling house. Following statutory de-listing this building is now listed as a Building of Local Interest. Various extensions and alterations have been carried out in order to facilitate its change to a residential care home.

Boundary treatments are well established, with somewhat unattractive panel fencing to the road frontage, and there are a number of trees on the site, some of which are subject of Tree Preservation Orders. To the north of the site the land level drops very steeply towards the former Havant Retail Park, which is currently undergoing residential redevelopment. A hotel with shared access to a public house is located to the west of the site, but otherwise the locality is predominantly characterised by medium density residential land use.

2 Planning History

90/53229/004 - Kitchen extension rear ground floor., UNK,
90/53229/005 - Single storey rear extension using existing kitchen window (amendment to planning permission No. 89/53229)., REF,11/07/1990
90/53229/006 - Listed building application for single storey rear extension using existing kitchen windows (amendment to Listed Building Consent 89/53229/1LB), REF,12/07/1990
03/53229/007 - To reduce the eastern sector of the crown by 2 metres, the whole crown by 15-20% and remove dead wood of a Horse Chestnut, T1 subject of TPO 1799., REF,04/11/2003
06/53229/008 - Application for crown reduction of eastern sector by 2 metres and crown thin by maximum of 20% a Horse Chestnut (T1) subject to TPO 1799., PERM,16/11/2006
APP/11/01354 - Crown reduce by 5m, crown lift to 6m, reduce sides by 2m 1No. Horse Chestnut tree (T1) subject to TPO 1799. , PERM,07/10/2011
APP/13/00066 - Two storey extension to hotel with alterations to car park., REF,20/03/2013
APP/13/00266 - Demolition of existing buildings and construction of 86 dwellings consisting of 9No. 1 bed flats, 28No. 2 bed flats, 24No. 3 bed houses, 21No. 4 bed

houses and 4No. 5 bed houses with associated parking, landscaping and the provision of open space together with acoustic fencing and improvements to existing site access., PERM,11/02/2014
 APP/13/00311 - Two storey extension to hotel with alterations to car park (revised application)., PERM,12/06/2013
 APP/13/01206 - Reserved Matters Application relating to appearance (Condition 3a), landscaping (Condition 3b) and other matters (Condition 3c-g) following Outline Planning Permission APP/13/00457., PERM,14/02/2014
 APP/13/01258 - Discharge of Condition No's 5, 8, 13, 15 and 17 of Planning Permission APP/13/00457. , PERM,05/02/2014
 APP/14/00168 - Two storey and single storey rear extensions to existing building (in association with conversion of building to Class C2 care home under Planning Permission APP/13/00457). , PERM,29/05/2014
 APP/14/00465 - Discharge of Condition Nos 3, 8, 9, and 10 of Planning Permission APP/13/00266., PERM,24/07/2014
 APP/15/00373 - Discharge of Condition No/s 2, 3, 4, 5, 7, 11, 12, 15, 16, 17 and 19 of Planning Permission APP/14/00724., DEL,
 APP/15/00476 - Extensions to Lodge 1 to accommodate additional bedroom and social room; extensions and ramp to Hill Lodge (revisions to previously approved plans APP/14/00168); construction of new community building, incorporating therapy pool; and relocated vehicular access., PERM,18/09/2015

3 **Proposal**

New community facility comprising therapy pool, community room and relocated vehicular entrance. **This application is for the same scheme as planning permission APP/15/0476 in respect of the community facilities. The extensions to lodge 1 have been omitted from this scheme. The conditions have been copied from the previous planning consent as all are relevant and none of the conditions has been subsequently discharged.**

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS7	()
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM7	(Elderly and Specialist Housing Provision)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM17 (Contaminated Land)

DM20 (Historic Assets)

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

Arboriculturalist

Comments to permitted scheme -The supporting arboricultural evidence is comprehensive and outlined in the following points: Minimal tree removal is required to facilitate development (some trees are no longer in place since the report was written); Tree planting as well as other landscape features must be added to enhance this site and these should adequately mitigate the loss of any current trees from this site (a tree planting scheme should be agreed with the Council). Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and a site monitoring exercise is undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future. Therefore I have no objections to this scheme in arboricultural terms.

Conservation Officer

No objection

Portsmouth Water Company

No comments

Building Control

No comments

Landscape Team

Comments to permitted scheme - No objection to the principle of development. The supporting statement and associated landscape proposals are comprehensive in detail and deemed to be appropriate.

Hampshire Highways

No comments

Development Engineer

The construction and the new reinstated vehicular access must be constructed to highway authority standards and parking and servicing implemented as shown on the submitted plan

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: 15

Number of site notices: One

Statutory advertisement: 17/02/2016

Number of representations received: 1

Summary:

(a) Suitable arrangements for visitor parking on site must be in place to prevent problems with on street parking

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) Effect on application site and locality (including historic asset)
 - (iii) Effect on neighbouring amenity
 - (iv) Other Matters

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The current proposal would increase the positive reuse of the site for care purposes and as such would accord with the requirements of both policies CS9 and DM7 of the Havant borough Core Strategy.

The new Day Care Centre and Therapy Pool is intended for use by residents of the site, but also as a facility for the wider community. The pool facility would be for use by people with disabilities, accommodating a maximum of four swimmers at any one time and the building would also accommodate physiotherapy and sensory activities for local clients, brought to the site via minibus as and when required. It is considered that, subject to an appropriate planning condition, this additional use of the site would be acceptable in principle.

(ii) Effect on application site and locality (including historic asset)

As noted by the Conservation Officer, Hill Lodge is a non-designated heritage asset of local interest. The proposed revisions to the approval granted under APP/14/00168 for the conversion and adaptation of Hill House (now Hill Lodge) comprise modest changes to the arrangement of the fenestration and addition of a ramp. This work has already been carried out in a satisfactory manner.

The relocation of the access would involve the construction of new brick piers, which would potentially result in an improvement to the site frontage and street scene, provided that suitable materials are used. The other components of the proposal would be set back from the highway and would not have a material impact in the public domain.

The approval granted under APP/14/00168 included a condition relating back to that granted under APP/13/01258 and relating to potential soil contamination concerns. In the interest of protecting future occupiers of the care home, it is considered appropriate to continue this approach in the current case.

(iii) Effect on neighbouring amenity

There would be a good degree of distance and screening between the proposal and the residential dwellings to the south and east, and those under construction to the north. It is therefore considered that, although there would be a further intensification in the overall development of the site, the proposals would not result in any detriment to the amenities of occupiers of nearby properties.

(iv) Other Matters

The Highway Engineer has not objected to the proposal. The approval granted under APP/14/00168 included a condition relating back to that granted under APP/13/00457, relating to a Travel Plan for the ongoing use of the site. Although the intensification of the use of the site has superseded this in some respects, most of its principles remain relevant. It is therefore considered appropriate to continue this approach in the current case.

The current proposal would provide parking spaces for 20 cars (including 2 disability spaces), 15 cycles and 1 minibus. This would represent an increase of 7 spaces for cars, 2 for cycles and 1 for a minibus, over and above that required by the relevant condition of the approval granted under APP/14/00168.

The current proposal would provide accommodation for 3 additional residents on the site, requiring 0.75 of a parking space. Borough standards are not as clear cut for the proposed 'community facility' – as an example a Day Centre would normally require 1 space per 2 members of staff and 1 space per 2 clients. Given the residential requirement, the proposal allows for 6.25 new spaces for this use, plus a minibus space. The Applicant advises that the proposed therapy pool would accommodate a maximum of four swimmers at any one time and visiting users of the day centre would be brought to the site via minibus. Given these factors it is considered that the proposed degree of on-site parking would be sufficient in this case.

The proposal is not subject to the Community Infrastructure Levy as the scheme is for a community facility which is not CIL liable.

8 Conclusion

The proposed community facility and relocated vehicular access would be acceptable in principle and, subject to conditions, would not have a detrimental impact on the character, appearance and setting of the application site and locality, including the historic asset, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00144 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 Compulsary 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)
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.