



Havant
BOROUGH COUNCIL

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For: Mr Burton
Burton Property and First Wessex

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

Application Number: APP/15/00420

Site Address: 9-11 St Georges Walk, Waterlooville, PO7 7TU

Proposal: Proposed construction of a building comprising 14 new apartments, 6 car parking spaces, a ground floor office, secure cycle store and secure accessible refuse stores following the demolition of No's 9 and 11 St Georges Walk, Waterlooville, PO7 7TU

Further to your application received on 20 April 2015, which was valid from 22 April 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 hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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:

Planning and Design and Access Statement
8290 10 (Proposed Site Plan)
8290 11 Revision A (Proposed Floor Plans)
8290 12 Revision B (Proposed Elevations - Sheet One of Two)
8290 13 (Proposed Elevations - Sheet Two of Two)

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, demolition of 9 St Georges Walk (aka Swiss Cottage) shall not commence until a comprehensive photographic internal and external record of the building has been submitted to and approved by the Local Planning Authority.

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Reason: The building is of some historical interest and it is important that the opportunity should be afforded to record its context and appearance prior to its removal, and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2013 and the National Planning Policy Framework 2012.

- 4 Prior to the commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), a scheme to deal with the risks associated with the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority:

- (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, including those from soil gas.
- (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 at (2) and, if appropriate, a method statement based on these results, giving full details of the remediation measures required and how they are undertaken.
- (4) A verification report shall be prepared 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 measures for maintenance, further monitoring and reporting, if appropriate.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and future occupiers of the development (as contamination may be present at the site as a result of both previous and current land uses and/or activities at or adjacent to the site that could pose a risk to future site occupiers) and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM17 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

- 5 Construction of the building hereby approved shall not 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 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 policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Construction of the building hereby approved shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved details.

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.

- 7 Construction of the building hereby approved shall not commence 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/or retained, 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 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 CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 Construction of the building hereby approved shall not 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 and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 9 Construction of the building hereby approved shall not commence until plans and particulars specifying the alignment, type, height, materials and design (including fixing method) of the proposed railings have been submitted to and approved 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 the railings as are thus approved by the Local Planning Authority. At all times thereafter, all of the railings shall be retained in a wholly sound and effective condition.
Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 10 The building hereby permitted shall be constructed using the external facing and roofing materials shown on the drawings approved pursuant to Condition 2, unless otherwise agreed by the Local Planning Authority.
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.
- 11 The existing access to the site from St Georges Walk shall be stopped up and abandoned and any footway/verge crossings shall be reinstated on completion of the new access.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 The building shall not be occupied until space for the parking and turning of vehicles and the storage of cycles has been provided within the site, and 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.

- 13 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To safeguard the amenities of the locality and the occupants of nearby residential properties, 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.

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:

- You sought and were provided with pre-application advice.
 - You were updated about issues after the initial site visit and consultation responses.
 - You were allowed the opportunity to address the Development Management Committee regarding the proposal.
- (5) Hours of Work: You are requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank/Public Holiday, nor on any other day except between the following times: Monday to Friday 0800 to 1800 and Saturday 0100 to 1300. This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance.

- (6) Bonfires: You are requested to ensure that no bonfires take place on this site, during any phase of the operation (i.e. demolition, excavation, clearance and construction works). If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.
- (7) Dust Control: You are requested to ensure that the Environmental Health Pollution team, at Havant Borough Council, are advised in writing as to what measures are to be put in place for the control of dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust pollution.
- (8) Consideration should be given to some of the approved residential units being designated for residents with mobility/disability issues. A ground floor apartment would be a typical choice. However, in this case there is a lift proposed within the development so upper floor apartments could be considered. The location of this site would lend itself well for the provision of this kind of unit due to its sustainable location being close to all local amenities and transport links. A disabled parking space be provided if feasible.
- (9) The exact position of public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. It might be possible to divert the public sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was earned out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions. Should the applicant wish to divert apparatus:
1. The 300mm diameter sewer requires a clearance of 3 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
 2. No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer.
 3. No new soakaways should be located within 5 metres of a public sewer.
 4. All other existing infrastructure should be protected during the course of construction works.
- Alternatively, the applicant may wish to amend the site layout, or combine a diversion with amendment of the site layout. If the applicant would prefer to advance these options, items (1) - (4) above also apply.
- (10) The developer must advise Southern Water of the measures which will be undertaken to divert the public sewers, prior to the commencement of the development.
- (11) Due to changes in legislation that came in to force on 1 October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.
- (12) A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Andrew Biltcliffe

Andrew Biltcliffe
Executive Planning Service Manager

17 July 2015