
Site Address: Land adjacent Park Lane Medical Centre, Park Lane,
Bedhampton, Havant, PO9 3HN

Proposal: Hampshire County Council application for erection of a new detached
two storey 6No. bedroom Children's home, serving four children, and associated
building works. Change of use from vacant school grounds to C2 residential
institutional.

Application No: APP/14/00864 Expiry Date: 08/10/2014

Applicant: Mr P Colenutt Team: Team 1

 Hampshire County Council

Agent: Mr D Keeler Case Officer: David Eaves

 Hampshire County Council

 Architects

Ward: Bedhampton

Recommendation: **RAISE NO OBJECTION**

1 Site Description

- 1.1 The site lies to the south of Park Lane Medical Centre, to the north of a public footpath with residential development to the south, and west beyond Park Lane. Barncroft School playing fields lie to the east.
- 1.2 The site is overgrown with significant re-generative tree growth. This provides a green frontage to Park Lane.

2 Planning History

10/74150/000 County Council consultation for proposed amalgamation of the existing Barncroft Infant and Junior School to form a two form entry Primary School on the Junior School site. Raised no objection

APP/11/01082 Outline application for residential development for 34No. dwellings with access from Barncroft Way, and 4No. dwellings with access from Park Lane, and with all other matters reserved. Permitted June 2013 - This included 4 dwellings on the current application site.

3 Proposal

Hampshire County Council application for erection of a new detached two storey 6No. bedroom Children's home, serving four children, and associated building works. Change of use from vacant school grounds to C2 residential institutional.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS1 (Health and Wellbeing)

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	()
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM7	(Elderly and Specialist Housing Provision)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

I have no adverse comment on this application provided the turning area is conditioned and it is made clear on the plan that the access to the highway is a standard dropped kerb crossing i.e. 4 dropped kerbs and two tapers and the access over the verge is 4m wide.

Environmental Health

Whilst I raise no objection to this application, I would ask that the following condition be attached to any approval given:

No works or ancillary operations associated with the construction of the development which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times

Monday to Friday: 8.00 – 18.00

Saturday: 8:00 – 13.00

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise and vibration nuisance

Arboriculturalist

My concerns regarding this proposal is the large scale removal of the trees on site, a mixed species copse of Sycamore, Ash, Field Maple, Birch. While these trees are in the main poor quality they significantly contribute to the local street scene and area. This is a site that could be managed and enhanced greatly, providing a natural oasis for the area or a woodland for Forest Schools for the Infants.

These comments are in line with my original comments made for the previous application.

I am unable to support this application.

Landscape Team

The plan requires more details - I assume dark green is 'new landscaping'?
In general the areas shown for new landscaping are appropriate to create a garden character at this site.

There is a green block adjacent the new fence adj. the surgery car park- I assume this is the hedge mentioned in the D&A statement, more details of species and plant numbers will be required.

With the removal of some of the boundary screening and need for privacy, I would suggest that some replanting of a reasonable hedge take place alongside the footpath boundary. Details required.

The area at the frontage adjacent the parking space would be best hedge or dense shrub planted to complete a good garden boundary along the frontage.

The rear garden would benefit from some shade tolerant shrub planting to improve the feeling of a garden rather than a wild space and will help enforce the boundary internally. - details required.

There are only 4 plant species as 'typical' in the D&A- I would expect a little more variety to create a garden style of planting.

The new landscaping should fill the central space between the footways and not leave a useless small piece of grass to maintain.

I look forward to more details/plans.

Crime Prevention -Minor Apps

Having considered the application I have no comments to make with reference to crime prevention at this time.

6 Community Involvement

Publicity by HCC

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 the character and appearance of the area
- (iii) Effect on community facilities
- (iv) Effect on neighbouring properties and school
- (v) Effect on trees
- (vi) Other matters

- (i) Principle of development

- 7.2 The site is located in the built up area and would provide a small children's home in a relatively sustainable location. Such provision is supported by the policies of the Local Plan and in particular policies CS7 and AL1. The County Council have set out a statement of need for the proposed accommodation within the submitted Design and Access Statement.

(ii) Effect on the character and appearance of the area

- 7.3 The site is located in an area of mainly residential development with medical and school facilities also abutting the site. There is a recent outline consent APP/11/01082 for the erection of 4 dwellings on the site. The principle of development is therefore established. The current proposal is for 1 building with access and parking. This would inevitably result in the loss of a substantial amount of tree cover on the site which will be opened up to views from Park Lane and the footpath to the south. The Tree Protection and removal plan does however indicate the retention of a number of trees to the Park Lane and footpath frontages.

- 7.4 The building would be two storey with a pitched roof and overhanging roof of a fairly traditional design. Roof glazing would provide natural light into the interior of the building. The building would be set back from Park Lane and it is considered that it would have an acceptable impact on the character and appearance of the area.

(iii) Effect on community facilities

- 7.5 The proposal would provide a much needed facility of supported children's accommodation within the Borough adjacent to health and educational facilities.

(iv) Effect on neighbouring properties and school

- 7.6 The building is set well off adjoining residential properties and it is not considered that there would be a significant impact on neighbours residential amenities from overlooking given the distances involved. The building would overlook Barncroft School site to the rear but is relatively well screened by existing trees off site. It is considered that this relationship would be acceptable.

(v) Effect on trees

- 7.7 The development would result in the removal of a number of trees on the site and the Councils Arboricultural Officer has raised an objection to the proposal. Whilst the loss of trees is unfortunate, it is considered that subject to suitable planning conditions a number of trees around the site can be retained and there is an opportunity for new landscaping to help to mitigate the impact of the development. The site has an extant outline planning permission for residential development. The development of the site and some loss of tree cover is considered acceptable in this case.

(vi) Other matters

- 7.8 The application has been submitted with a Phase 1 Habitat Survey report which has identified potential foraging and commuting routes for bats along the southern boundary. Lighting should be designed to avoid spill onto the southern boundary and a bat box should be provided. The site is suitable for nesting birds and the timing of works or checking for nesting birds should take place. Nest boxes should be installed. Subject to these mitigation measures it is considered that the works are likely to have

a limited and acceptable impact on ecology.

- 7.9 In relation to crime and antisocial disorder issues, the Crime Prevention Officer has raised no objections to the proposed development.

8 Conclusion

- 8.1 In conclusion, the principle of development can be supported and would provide a much needed children's home. The development is considered to have an acceptable impact on the character and appearance of the area. The proposals would have a limited and acceptable impact on neighbouring uses and residential properties. The impact on trees is unfortunate, however, there are opportunities to retain some trees on site and to enhance these with additional planting. It is not considered that there are overriding ecology issues to be overcome and no concerns have been raised by the Crime Prevention Officer. Subject to conditions outlined below it is considered appropriate to raise no objection.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **RAISE NO OBJECTION** for application APP/14/00864

(A) subject to the following 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 All existing trees or hedgerows on the site shall be retained, unless shown on the approved drawings as being removed. All trees and hedgerows shown to be retained on or immediately adjoining the site shall be protected from damage for the duration of works on the site by the erection of protective fencing in accordance with the submitted Tree Protection and Removal Plan Drawing No. 711 Rev A. Any trees or hedgerows removed without the County Planning Authority's consent or which die or become, in the opinion of the County Planning Authority, seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed with the County Planning Authority.
Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be

submitted to and approved by the County Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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.

- 4 No development hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the County Planning Authority.

Reason: To safeguard against undue damage to existing trees and/or other vegetation at and in the vicinity of the site and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development hereby permitted shall be commenced until a more 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 County 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 CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall 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 County 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, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the County 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 having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 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 County Planning Authority. Lighting shall be designed to prevent light spill to the southern site boundary. There shall be no external lighting on the site other than as thereby approved.

Reason: To safeguard the amenities of the locality and to prevent disturbance to bats and having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 9 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 County 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.

- 10 The building shall be used only for a Childrens Home, and for no other purpose whatsoever including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To accord with the terms of this planning application and to ensure the provision of Childrens accommodation having due regard to policies CS7 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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- 11 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.

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

- 12 The premises shall not be occupied before the proposed access and the crossing of the highway verge and/or footway is constructed and laid out in accordance with details to be approved in writing by the County Planning

Authority.

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.

- 13 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 Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 The development shall not be brought into use until a turning space is provided within the site to enable vehicles to enter and leave the site in forward gear in accordance with details to be agreed in writing by the County Planning Authority. This space shall thereafter always be kept available for such use.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 15 The development hereby permitted shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes has been submitted to the County Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 3 in accordance with the Code.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 16 The development hereby permitted shall be carried out fully in accordance with the recommendations of the Extended Phase 1 Habitat Survey Report September 2013 submitted with this application.

Reason: In the interests of protecting the biodiversity of the site having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Proposed Site and Location Plans Drawing No. P10261-100
Proposed GA Elevations Drawing No. 350
Plan as Proposed Ground Floor and First Floor Drawing No. 200 Rev p1
Plan as Proposed Attic and Roof Drawing No. 200 Rev p1
Section AA & BB Drawing No. 300 Rev p1
Tree Protection and Removal Plan Drawing No. 711 Rev A
Proposed Landscaping Plan Drawing No. P10261-700 Rev A
Design and Access Statement Received 13th August 2014.
Arboricultural Report July 2013 Ref: JSL1786
Extended Phase 1 Habitat Survey Report September 2013 Ref: JSL1786
Rev2

Reason: - To ensure provision of a satisfactory development.

