
Site Address:	2 Selsmore Road, Hayling Island, PO11 9LB		
Proposal:	Variation of Condition 15 of Planning Permission APP/13/00519 to amend layout of car park and relocate entrance.		
Application No:	APP/14/00642	Expiry Date:	09/10/2014
Applicant:	Mr Kricheli	Team:	Team 1
	Monterry Properties Ltd.		
Agent:	Mr Mintern	Case Officer:	Sally Smith
	Savills		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is the previous Rose In June that is nearing its conversion to a supermarket. The area of focus of the application is the car park accessed off Webb Lane.

2 Planning History

APP/13/00519 - Conversion and single storey extensions to provide retail store with provision of landscaping, parking and access. Permit 31/7/13

3 Proposal

- 3.1 Substitute plans submitted in order to alter the car park layout. Previous approval had 6 spaces on the southern boundary and 5 on the frontage. Access towards the southern end of the site. However because of the location of a BT manhole chamber and proximity of a telegraph pole they would prefer to alter the layout away from the manhole rather than undertake works to upgrade/relocate. The revision provides the same number of spaces but proposes 4 spaces on the southern boundary and 3 on the frontage. This means 4 are proposed on the eastern boundary. The access point is now slightly further to the north and utilises to a greater degree the previous access point for pub car park.

4 Policy Considerations

National Policies

NPPF 12

Core Strategies 2011 forming part of the HBLDF

Of relevance to the entirety of the development:

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS4	()
CS6	(Regeneration of the Borough)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Happy that new proposal meets the highway requirement.
Happy with access point and that the site can be accessed into/out of the site in a forward gear. No objection.

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: 17

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: None

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) Highway Considerations
- (iii) Impact on Residential amenity

(i) Principle of development

7.2 The principle of the development is established under APP/13/00519. That conversion and extension to provide a retail store included a car park to the rear - on the site of the car park that served the previous public house. It is that area of the development that is subject to change and therefore it is the detail of the changes that needs to be considered. This report does not consider the matters that have already been addressed under APP13/00519 that are not subject to change.

(ii) Highway Considerations

7.3 The change in layout does not amend the numbers within the car park; turning on site is maintained and the Development Engineer finds the adjustment in the access position acceptable. There is not therefore any highway objection to the amendments.

(iii) Impact on Residential amenity

- 7.4 The property to the south had 6 spaces on the boundary but there were none directly against the rear boundary of the house to the east (apart from the side of the end space on the southern boundary). However, this area was an integral part of the car park and would have been subject to vehicle movement. An acoustic fence has been erected on the boundary and no neighbour objection has been received. It is considered that the change proposed will not have any real change in the impact the car park will have on the neighbours. The proposed change is therefore considered acceptable under policies CS16 and DM10.

8 Conclusion

- 8.1 The proposed change to the car park is considered acceptable. A new decision for the entire development is required. Where previous conditions have been discharged this is reflected in the conditions. Revised plans are referred to. The earlier permission was subject to the payment of a Hampshire Transport contribution. That has been paid and there is an informative proposed.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00642 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which planning permission APP/13/00519 was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Unless the development is undertaken in accordance with the details approved under APP/14/00007 construction of the development hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby approved shall not be brought into use until the improvements to the crossing point associated with the present central refuge and the installation of the layby on Selsmore Road have been implemented in accordance with the indicative details included within the Transport Statement ref 028.0025/TS/6.
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.

- 4 The premises shall not be occupied before the proposed access and the crossing of the highway verge and footway is constructed and laid out in accordance with the approved details.

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.

- 5 The existing accesses to the site 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.

- 6 The development shall not be brought into use until space for the loading, unloading and parking of vehicles and cycles 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.

- 7 Unless the development is undertaken in accordance with the details approved under APP/14/00007 no development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

- (a) The alignment, height and materials of all walls and fences and other means of enclosure;
- (b) Hardsurfacing proposals including surfacing materials;
- (c) The provision to be made for litter bins;
- (d) The internal finish to the upper floor windows;
- (e) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;
- (f) The details of the bollards proposed to the frontage;
- (g) The details of any CCTV provision.

Reason: To secure orderly development and having due regard to the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 No externally visible or audible plant, machinery or structures required for ventilation or filtration purposes shall be installed at the premises until and

unless details of the external appearance and acoustic performance of the same and any mitigation measures such as housing and/or acoustic fencing have been submitted to and approved in writing by the Local Planning Authority.

Note: Noise resulting from the use of any/all plant machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142-1997.

Reason: To safeguard the amenities of the locality and/or occupiers of neighbouring property 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.

- 9 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.
- 10 The premises shall not open to the public before 07.00 hours or remain so open after 23.00 hours.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 Deliveries shall only be taken from the premises between the hours of 07.00 hours and 20.00 hours Monday to Friday and 07.00 hours and 19.00 hours Saturdays and not at all on Sundays.
Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 Unless the development is undertaken in accordance with the details approved under APP/14/00007 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 Local Planning Authority. There shall be no external lighting on the site other than as thereby approved.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety 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.
- 13 Unless the development is undertaken in accordance with the details approved under APP/14/00007 no development hereby permitted nor any related site clearance shall commence until a specification for the suppression of dust during the construction/demolition of the development has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times when such implementation is in progress.
Reason: In the interests of traffic safety 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.

- 14 Unless the development is undertaken in accordance with the details approved under APP/14/00007 no development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and, construction of an acoustic fence to be erected on the boundary with 2 Mengham Avenue 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 all such fencing 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 occupiers of neighbouring property 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.

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

Application form

Site Location Plan/Block Plan P-002 C

Proposed Site Plan P-015 B

Proposed Alternative Car Park P-016

Proposed Block Plan P-008 G

Existing Elevations P-003 B, P-004 B

Proposed Elevations P-009 E, P-010 E

Existing Floor Plans P-005 B, P-006 B

Proposed Floor Plans P-011 E

Existing Sections P-007 B

Proposed Sections P-012 D, P-013 D, P-014 D

028.5025.104.P1 S171 Drawing

Planning, Design and Access Statement - May 2013

Photographs

Protected Species Survey - September 2012

Transport Statement - May 2013 - Paul Basham Associates

Arboricultural Assessment - 25 January 2013

Building/Structural Assessment

Reason: - To ensure provision of a satisfactory development.