

Recommendation: **GRANT PERMISSION**

Hampshire County Council - Archaeologist

No Archeological concerns but would wish for opportunity to comment further if more substantial ground works arise.

Conservation Officer: No objection to amended plan

No 12 West Street is not statutorily listed but is noted as a building which makes a positive contribution to the conservation area; the Meridian Centre and related servicing facilities has not done the building any favours.

This is not a design which I can commend but given the context in which it sits would be difficult to resist. The new addition sits proud of the adjacent property (not shown on the submitted plans).which is not ideal. The proposed materials are satisfactory. It will be interesting to see if business units in this tucked away position are successful.

Conditions:

Advise same as on APP/13/00891

Environmental Health Manager: No objection requests control, of hours of construction.

Development Engineer: No objection provided space for parking,turning and loading to be provided, surfaced and marked out within the site in accordance with plans

Waste Services Manager can not foresee any challenges as long a there is a suitable location to present waste for collection wheeled bins or bags close to the highway.

Economic Development - Commercial and Housing: 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: 35

Number of site notices: One

Statutory advertisement: 15/08/2014

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 & CIL

- (ii) Impact in Conservation Area, Town Centre and Neighbours
- (iii) Parking & Servicing

- (i) Principle of development & CIL

The site is within the town centre where the principle of mixed development is acceptable (CS4). CIL is payable for the 2 new flats (£9640)

- (ii) Impact in Conservation Area, Town Centre and Neighbours

The works are mainly to reconstruct the rear first floor, with only small infilling of the approved colonnade to the flexible (rear) shop units. The amended plan has slightly improved the relationship to the neighbouring building, although ideally a pitched roof and lesser scale of development would be preferred. However, in this concealed location, dominated by the Meridian Centre, the Conservation officer does not object. The slight increase in the size of the flexible units adds to the town centre offer and the location of the replacement first floor does not impact on outlook of neighbouring flats to the east. Hours of construction work can be included as an informative, covered by the Environmental Protection Act.

- (iii) Parking & Servicing

The proposal would formalise an informal parking area, including space for manoeuvring and bins, away from neighbouring flats but at boundary of the site, for collection.

8 Conclusion

The proposal is acceptable, subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00798 ,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 The external materials to be used shall be as stated in the current application to match in type, colour and texture those on the existing building and, unless otherwise approved in writing by the Local Planning Authority in advance, shall include:

Imperial sized clampstock bricks
Painted masonry - Sandtex 'Chalk Hill'
Roof tiles - Covers Heritage Plain Tile
Timber and timber effect cladding boards
Painted timber joinery

Reason: In the interests of the amenities of the area 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 use of the ground floor units shown numbered 1, 2 & 3 on the approved plans shall be for the following purposes as defined by the Town and Country Planning (Use Classes) Order 1987, (as amended):

Class A1 Shop,
Class A2 Financial and Professional Services,
Class B1 Business, or
Class D1 (sub-class a. only) for the provision of medical or health services.

Reason: In the interests of clarity, to reflect the information contained in the current application and to enable a range of uses having due regard to the policies CS4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and policy AL3 of the Havant Borough Local Plan (Allocations) Publication Document, October 2013 and the National Planning Policy Framework 2012.

- 4 The residential flats hereby approved shall not be occupied and the use of the ground floor units shown as 1, 2 & 3 on the approved plans shall not commence until space for parking, turning and loading have been provided, surfaced and marked out within the site in accordance with the approved plans, and the secure cycle store and refuse area has been provided in accordance with the approved plans. The parking, turning and loading area, secure cycle store and refuse area shall thereafter be permanently 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.

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

Location Plan 1317 – 201a

Block Plan 1317 – 203

Floor Plans 1317 – 312a

Elevations 1317 – 411b

Reason: - To ensure provision of a satisfactory development.