



Havant
BOROUGH COUNCIL

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For: Leisure Activity LLP

**The Town and Country Planning (Development Management Procedure) (England) Order
2010
Grant of Planning Permission**

Application Number: APP/12/00872

Site Address: Development Site Curzon Rooms, 310A-310B London Road, Waterlooville

Proposal: Creation of car park following demolition of existing buildings.

Further to your application received on 22 August 2012 (which was valid from 23 August 2012) 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 your application, (as amended by plans and documents received on 17 October 2012; 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 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 No development shall commence until a programme for the suppression of dust during the demolition of existing buildings has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of demolition and construction unless any variation has been approved by the Local Planning Authority.

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Reason: To protect residential amenity and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 No bonfires to be allowed on site during the period of demolition, clearance and construction.

Reason: To protect residential amenity and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 5 Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies DM8 and CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 6 The car park hereby permitted shall not be brought into use, until details of the three planters shown on Drawing No. H/218/IE/002A have been submitted to and approved in writing by the Local Planning Authority. The details must include the design and appearance of the planters and type and species of plants/trees to be incorporated. The approved details must be implemented in full prior to the car park being brought into use.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

Block Plan - Drawing No. H/218/IE/002A
Site Location Plan (Existing) - Drawing No.H/218/IE/001A
Site Location Plan (Proposed) - Drawing No.H/218/IE/001
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to policies of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework: and The National Planning Policy Framework, March 2012.

Havant Borough District Wide Local Plan 1996-2011

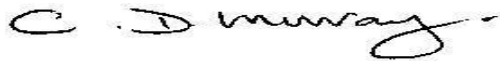
TC6 (Changes of Use Primary Frontages)
TC7 (Changes of Use Secondary Frontage)
WTC3 (Private Access Road)

Havant Borough Core Strategy 2011

CS16 High Quality Design
CS4 Town, District and Local Centres

The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of visual amenity and highway implications. As such the recommendation is to grant planning permission.. Having taken into account the requirements of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the Council has determined that planning permission should be granted for the development.

- (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 6573.
- (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/pes.
- (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 Civic Offices or by telephoning 023 9244 6015.
- (4) The applicant is encouraged to operate parking charges similar to that in the Town Centre.
- (5) It is likely that the existing buildings to be demolished contain elements comprising asbestos. Therefore, it is important that, prior to demolition works commencing, the buildings are surveyed by a competent person for the presence of asbestos containing materials and suitable precautions are taken to ensure safe removal. Further advice should be sought if necessary from the Health & Safety Executive.



Mr Chris Murray
Service Manager (Planning Development)

18 October 2012