



Havant
BOROUGH COUNCIL

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Mr Thackeray
Walsingham Planning
Bourne House
Cores End Road
Bourne End
Buckinghamshire SL8 5AR

For: Premier Inn Limited

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

Application Number: APP/13/00311

Site Address: Motel, 65 Bedhampton Hill, Havant, PO9 3JN

Proposal: Two storey extension to hotel with alterations to car park (revised application).

Further to your application received on 02 April 2013, which was valid from 18 April 2013, 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 Construction of the buildings 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 3 No development hereby permitted nor any related site clearance shall 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.
Reason: In the interests of the amenities of the occupiers of nearby properties, the visual amenities of the streetscene 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.

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- 4 No development hereby permitted shall be commenced 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 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.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 5 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 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 Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.
- 6 The development shall not be brought into use until the proposed parking spaces have been laid out in accordance with submitted plan 2935/P2 rev E received 10 April 2013 and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 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 not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM rating. The development shall be carried out only in accordance with the details the subject of the assessment.
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.
- 8 The development shall not be brought into use until the hereby approved additional screen planting to the eastern boundary of the site shall have been planted in accordance with the Supplementary Landscape Information Report, April 2013 and Indigo Landscape Architect's drawing No 460.01, received 18 April 2013. Thereafter, all such planting shall be maintained to encourage its establishment for a minimum of five years following contractual practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period shall be replaced before the end of the next planting season.
Reason: To ensure an appropriate standard of visual amenity in the local area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.
- 9 The proposed works shall be carried out in accordance with the Arboricultural Impact Assessment and Method Statement reports prepared by Duramen Consulting, received by the Local Planning Authority on the 1st March 2013 and 12 April 2013.

Reason: To ensure the trees are not adversely affected by the construction of the development and having due regard to policy DM8 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

- 10 The section of the relocated eastern boundary fence adjacent to retained tree identified as T6, shall only be installed under Arboricultural supervision.

Reason: To ensure that the tree to be retained is adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 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 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, March 2012.

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

Supplementary Landscape Information and Indigo Landscape Architects drawing no. 460.01 received 18 April 2013

Tree report and Supplementary Tree Report prepared by Duramen Consulting received 1 March 2013 and 12th April 2013

Design and Access Statement received 2 April 2013

Transport Statement produced by RGP Transport Planning received 11 April 2013

Proposed Block and Layout plan drwg no. 2935/P2 rev.E received 10 April 2013

OS Site Plan license no. 1000020449 received 10 April 2013

Existing Block and Layout plan drwg no. 2935/P1 received 2 April 2013

Proposed and existing floor plans drwg no. 2935/P3 rev.B received 2 April 2013

Proposed Elevations and Sections drwg no. 2935/P4 rev.C received 20 May 2013

Reason: - To ensure provision of a satisfactory development.

Other Important Information:

In reaching its decision the Council has had regard to the relevant policies of the Havant Borough Local Plan And Other Planning Policy Documents including the National Planning Policy Framework 2012.

Havant Borough District Wide Local Plan 1996-2011
TC1 (Hierarchy of Centres)

Havant Borough Core Strategy 2011

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

CS21 Developer Requirements

CS4 Town, District and Local Centres

CS5 Tourism

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DM10	Pollution
DM12	Mitigating the Impacts of Travel
DM14	Car and Cycle Parking on Development (excluding residential)
DM8	Conservation, Protection and Enhancement of Existing Natural Features

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 the effect on adjacent residential dwellings; effect on the visual amenities of the area; effect on adjacent historical asset; effect on trees and vegetation; highway implications. 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/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 The Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 186 and 187 of the NPPF Havant Borough Council (HBC) take a positive and proactive approach to development proposals focused on solutions. HBC work with applicants and agents in a positive and proactive manner 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 were updated about issues after the consultation process.
- (5) This permission was granted subject to a planning obligation agreement made under Section 106 of the Town & Country Planning Act 1990 dated 31 May 2013 which requires a Hampshire County Council Transport Contribution of £31,574 (indexed) and a S106 Monitoring Fee of £947.22 to be paid prior to the commencement of any development on site hereby permitted.
- (6) 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 Atkins Ltd. Anglo St James House. 39A Southgate Street, Winchester. S023 9EH (tel 01962 858688) or www.southernwater.co.uk

A handwritten signature in black ink, appearing to read 'C. D. Murray'.

Mr Chris Murray
Service Manager (Planning Development)

12 June 2013