



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263
DX 50005 Havant

www.havant.gov.uk

Mr Niziolek
Property Services HCC
Three Minsters House
76 High Street
Winchester
SO23 8UL

For: Mr Sammons

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

Application Number: APP/13/00113

Site Address: The Crookhorn Community School, Stakes Hill Road, Waterloooville, PO7 5UD

Proposal: **Extension to rear of existing performing arts building to create dedicated dance studio and alterations to existing building to provide additional teaching space and support facilities.**

Further to your application received on 05 February 2013, which was valid from 13 February 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 The development hereby permitted shall be carried out in accordance with the following approved plans:
Design, Access and Supporting Statement
P09958-4159-10 B (Location Plan)
P09958-4159-15 A (Block Plan)
P09958-4159-12 B (Proposed General Arrangement Plans)
P09958-4159-13 B (Elevations - 1 of 2)
P09958-4159-14 B (Elevations - 2 of 2)
P09958-4159-16 A 2 January 2013 (Proposed Part Roof Plan)
P09958-4159-16 A 4 April 2013 (Existing and Proposed Markings)
Reason: - To ensure provision of a satisfactory development.

Our Ref: APP/13/00113

- 3 The external materials to be used shall match in type, colour and texture those on the existing building, unless agreed otherwise in writing by the Local Planning Authority.
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.
- 4 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent deposition on nearby roads of mud and spoil from vehicles leaving the site throughout the implementation of the same 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, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No development hereby permitted nor any related site clearance shall commence until provision is made within the site, in accordance with the details shown on Block Plan drawing P09958-4159-15 A, for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering and/or removing materials and other items to and/or from the development site. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary provision shall be provided and used only as such.
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.
- 6 Deliveries shall only be taken and/or dispatched from the construction site between the hours of 9.00am and 3.00pm Monday to Friday during school term times, 7.00am and 6.00pm Monday to Friday outside of school term times, 8.00am and 1.00pm on Saturdays and not at all on Sundays and recognised Bank Holidays.
Reason: In the interests of traffic safety and the amenities of occupiers 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.
- 7 Noise from equipment, plant, machinery or operations conducted within the development hereby permitted, 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 protect the amenities of occupiers of nearby premises from unreasonable noise levels and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 8 No amplified music shall be audible from outside the development hereby approved, except in the following circumstances: Noise limiters shall be used in a manner such that when an appropriate noise level is reached and sustained for a short period of time, the music will be switched off. The appropriate noise level will have been determined by a suitably qualified noise consultant, such that the noise level at the boundary of the nearest residential property with the application site is not more than the background noise level prior to the first use of the development hereby approved. The consultants report shall be submitted to, and agreed in writing by, the Local Planning Authority, prior to the first use of amplified music that is audible from outside the development hereby approved

Reason: To protect the amenities of occupiers of nearby premises from unreasonable noise levels and having due regard to policy DM10 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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 Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
CS20	Transport and Access Strategy
DM1	Recreation and Open Space
DM10	Pollution
DM14	Car and Cycle Parking on Development (excluding residential)

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 impact on application site, impact on neighbouring amenities and highways and other issues. 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.

Our Ref: APP/13/00113

- (4) Southern Water will require a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

Initial investigations show there is currently inadequate capacity in the local network to provide surface water disposal to service the proposed development. The proposed development would increase flows to the public sewerage system, and any existing properties and land may be subject to a greater risk of flooding as a result. Advise that applicant investigates alternative means for surface water disposal, considering the following options:

- Discharge to an available watercourse;
- Discharge to soakaways.

Alternatively, if the existing development discharges surface water to the existing surface water system, then a discharge from the site may be permitted. If the applicant wishes to investigate this option, they will be required to provide a topographical site survey and/or a CCTV survey showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed flows will be no greater than the existing flows received by the sewer. Any excess surface water should be attenuated and stored on site. Where flow attenuation is proposed and the sewerage in question is to be offered for adoption, the sewerage undertaker should be involved in discussions with all relevant parties to agree the ownership/responsibility for the facility. Southern Water requires a formal application for a connection to the public sewer.

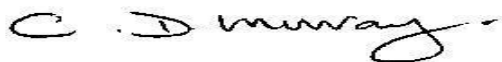
If you require any further information regarding these matters, please contact Southern Water on 0845 2780845.

- (5) In the interests of safety, it is recommended that the development should be carried out during school holidays, or that banks men are employed to direct construction vehicles on and off the school premises. It is also recommended that the existing school Travel Plan be updated to take account of any increase in community use arising from the development.
- (6) 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 allowed the opportunity to address issues arising from consultation responses.



Mr Chris Murray
Service Manager (Planning Development)

10 April 2013