



Havant
BOROUGH COUNCIL

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Mr C Flint
2 Emerald Close
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PO7 8NZ

For: Mr Parrett

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

Application Number: APP/12/01105

Site Address: Former Bedhampton Arts Centre, 29 Bedhampton Road, Havant

Proposal: Conversion of existing building to form 4No. dwellings with associated internal and external works with part demolition and landscaping and car parking with new access from Kingscroft Lane

Further to your application received on 23 October 2012, which was valid from 16 January 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 No development which leads to works below existing ground or floor levels shall take place until the applicant has secured the implementation of an archaeological monitoring and recording action (watching brief) in accordance with a specification that has been submitted to and approved by the Planning Authority.
Reason: To ensure that any existing archaeology is adequately considered during the proposed development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturday 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.

Our Ref: APP/12/01105

- 4 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To protect the health of trees to be retained, in the interests of residential amenity and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development which leads to works below existing ground or floor levels shall take place until a scheme to deal with the risks associated with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

1. A desk study identifying:
 - All previous uses
 - potential contaminants associated with those uses.
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme based on (1), for the purpose of informing an appropriate assessment of the risks to all receptors that may be affected, including those off site.
3. The results of the site investigation and risk assessment (2) and if appropriate, a method statement based on these results giving full details of the remediation measures required and how they are to be undertaken.
4. A verification report shall be prepared on completion of the works set out in (3) [if any] confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting, if appropriate.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks (including those from asbestos) arising from previous building & demolition activities undertaken at the site, and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 If, during development, contamination not previously identified on site is found to be present, no further development shall be undertaken until a report has been submitted to and approved by the Local Planning Authority detailing how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: To prevent future occupiers of residential units on the site from being exposed to unacceptable risks (including those from asbestos) arising from previous building & demolition activities undertaken at the site, and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Notwithstanding the submitted details the dwellings hereby permitted shall not be occupied unless and until an amended plan of individual curtilages has been submitted to and approved in writing by the local planning authority. The amended details should show more usable residential curtilage areas, amended railing details and landscaping. The approved details shall thereafter be fully implemented prior to the occupation of the dwellings.

Reason: In order to ensure that residential curtilages provide appropriate amenity space for residents and that these areas have an acceptable appearance having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 8 None of the dwellings hereby approved shall be occupied until a scheme for protecting the proposed dwellings from traffic noise from Bedhampton Road has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

N.B. Maximum noise level (predicted 15 years from completion of dwelling) in habitable rooms, with windows closed and other means of ventilation provided should be designed to achieve:

Daytime *35 dB LAeq,16h*

Night time *30 dB LAeq,8h*

Reason: To ensure that acceptable internal noise levels are achieved in the interests of future occupants 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 The development hereby permitted shall not take place otherwise than in strict accordance with the methodology prescribed in the Arboricultural Method Statement (Bernie Harverson) and associated plans dated January 2013.

Reason: To ensure the retention and protection of off site trees in the interests of the character and appearance of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework 2012.

- 10 Notwithstanding the submitted plans the development hereby permitted shall not be occupied unless and until visibility splays of 2m x 15m have been provided to the north and south of the proposed access as shown on a plan to be submitted to and approved by the Local Planning Authority. Thereafter the approved visibility splays shall be kept free of obstruction above 0.6m in height.

Reason: In the interests of highway safety and having due regard to policies CS16, CS20 and DM11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 11 Notwithstanding the submitted details the works to the access and parking area shall not commence unless and until full details of level changes and retaining walls including materials have been submitted to and approved in writing by the Local Planning Authority. The proposed access and parking area and any retaining walls shall not be provided other than in accordance with the approved plans/details.

Reason: To protect the character and appearance of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 12 None of the dwellings hereby approved shall be occupied until a more 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/or retained, 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. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
- Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 13 None of the dwellings hereby approved shall be occupied until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed screen walls, fences, hedges and other means of enclosure 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 screening provision 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 locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 14 Unless otherwise agreed in writing with the Local Planning Authority, and with the exception of the tree protection areas identified In the Arboricultural Method Statement (Bernie Harverson) and associated plans dated January 2013, all construction vehicles and other vehicles delivering/removing materials and other items to/from the development site shall be parked within the areas edged red and/or blue on the approved Location and Block Plan Drawing Number CFA/FULL/04.
- Reason:** To safeguard the amenities of the locality and 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.
- 15 Unless otherwise agreed in writing with the Local Planning Authority, and with the exception of the tree protection areas identified In the Arboricultural Method Statement (Bernie Harverson) and associated plans dated January 2013, all materials required in connection with the development hereby approved shall be stored only within the areas edged red and/or blue on the approved Location and Block Plan Drawing Number CFA/FULL/04.
- Reason:** To safeguard the amenities of the locality and 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.
- 16 The building shall not be occupied before the proposed access and the crossing of the highway verge and is constructed and laid out in accordance with the approved details as amended by the requirements of conditions 10 and 11.
- 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.

- 17 The existing access to the site close to the junction of Bedhampton Road and Kings Croft Lane 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.
- 18 The building shall not be occupied until space for the loading, unloading and parking of vehicles 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.
- 19 Notwithstanding the details submitted the dwellings hereby permitted shall not be occupied unless and until details of the provision of a ramped access to serve units 1 and 4 has been submitted to and agreed in writing by the Local Planning Authority. The ramp shall subsequently be provided in accordance with the approved details prior to the occupation of the dwellings.
Reason: In order to ensure satisfactory access to the units for future residents and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 20 Prior to the occupation of the dwellings hereby permitted details of the provision to be made for bin collection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be retained and available for bin collection thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure adequate provision is made for waste collection and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 21 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Photographs
Heritage Assessment
Design and Access Statement
Proposed Floor Plans and Site Plan CFA/FULL/01 Rev A
Windows Existing & Proposed CFA/FULL/01a Rev A
Existing Floor Plans CFA/FULL/03
Location and Block Plan Drawing Number CFA/FULL/04
Proposed Sections Drawing Number CFA/FULL/05
Proposed Section West to East Drawing Number CFA/FULL/05a
Proposed Refuse Drawing Number CFA/FULL/06
Proposed Site Plan CFA/FULL/07
Proposed Site Plan CFA/FULL/08 Rev A
Proposed and Existing Roof Plan CFA/FULL/09
Existing and Proposed Site Sections K1 and K2 CFA/FULL/S1
Proposed Elevations CFA/FULL/01b
Proposed Elevations CFA/FULL/02 Rev B
Site Survey
Existing Elevations
FCL detailed drawings
Email dated 9th March 2013 from Chris Flint Associates Ltd
Airtight Noisecheck 29-30th Nov 2012
Photographs Fig A-D
Arboricultural Method Statement January 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 Core Strategy 2011

CS11	Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16	High Quality Design
CS20	Transport and Access Strategy
CS21	Developer Requirements
CS9	Housing
DM10	Pollution
DM11	Planning for More Sustainable Travel
DM13	Car and Cycle Parking on Residential Development
DM2	Protection of Existing Community Facilities and Shops
DM8	Conservation, Protection and Enhancement of Existing Natural Features

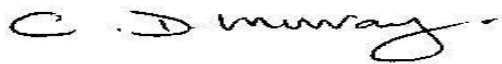
The Council considers, having regard to the objectives of these policies and The National Planning Policy Framework, March 2012, that the principle of the development is acceptable in this case, and also that the impact of the development is acceptable in terms of the loss of community building, the impact on the Listed Building, acceptability of the proposed access/parking including highway safety issues, acceptability of the accommodation proposed, Environmental Health issues - noise/contamination, Archaeology and contributions. 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 sought and were provided with pre-application advice,
 - You were updated about issues after the initial site visit,
- (5) Before undertaking any work which effects a public highway (including a footpath) you must obtain specific written approval from the Highways Manager, Hampshire County Council Highways (Havant) at the Public Service Plaza, Civic Centre Road, Havant, PO9 2AX. This requirement applies not only to the creation of new vehicle access involving excavation within a footway, verge or carriageway, but also to the stopping of existing access(es), the connection to existing or new foul and surface water sewer involving excavation within the public highway or the construction of new boundary walls and foundations immediately alongside the public highway.
- (6) The applicant is advised that in the interests of security the area of the site outlined in blue on the proposed site plan should be secured to prevent unauthorised use. As this area is within the curtilage of a listed building it is advisable to check with the planning department to determine if any treatments would require planning permission and/or approval under Condition 13 above.



Mr Chris Murray
Service Manager (Planning Development)

28 March 2013