Havant BOROUGH COUNCIL

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To:
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For: Smile Support & Care

**The Town and Country Planning (Development Management Procedure) (England) Order 2010**
**Approval of Reserved Matters**

**Application Number:** APP/11/01279
**Site Address:** Former Woodbury Primary School, Eagle Avenue, Waterlooville
**Proposal: Reserved matters application relating to access, appearance, landscaping, layout and scale for construction of respite centre with associated car parking and landscaping.**

Further to your application received on 26 July 2011, which was valid from 19 August 2011, Havant Borough Council, as Local Planning Authority, **Grants Approval for the Reserved Matters submitted pursuant to Condition 3(i) of Outline Planning Permission APP/10/00825** in accordance with the submitted plans and particulars as detailed below.

This permission is subject to compliance with:

(i) The conditions imposed on the Outline Planning Permission APP/10/00825 dated 09 February 2011
(ii) The plans and other documents submitted with regard to your application, and

(iii) The following additional conditions:

**Conditions:**

1 Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
**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 forms part of the Local Development Framework and Planning Policy Statement 1.

2 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 forms part of the Local Development Framework and Planning Policy Statements 1 and 25.

3 Notwithstanding any information contained in the current application, the development hereby permitted shall not commence until plans and particulars specifying the alignment, type, height and, where appropriate, construction materials and design of all proposed gates, screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. This shall include the means of enclosure to the southern end of the courtyard 'suntrap' garden. Unless agreed otherwise in writing by the Authority, the use of the respite centre hereby permitted shall not commence prior to the completion of the installation of all gates, screen walls, fences and means of enclosure and these shall be permanently maintained thereafter, unless the Local Planning Authority gives prior written approval for any variation.
**Reason:** For the avoidance of doubt and to safeguard the amenities of the locality and occupiers of neighbouring property and in the interests of safety, having due regard to policies CS16 and CS8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

4 No development hereby permitted shall be commenced 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 and this shall include details of screen/buffer planting alongside the eastern boundary of the site with the neighbouring property in Hemlock Road. 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 mindful of neighbouring amenities having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statements 1 and 9.

5 Prior to the occupation of the respite centre hereby approved, details of security measures or equipment (for instance any CCTV) to be utilised in any external areas of the site, shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be incorporated in the development prior to the occupation of the respite centre.
**Reason:** For the avoidance of doubt and to safeguard the amenities of the locality and occupiers of neighbouring property and in the interests of safety, having due regard to policies CS16, DM10 and CS8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

6 Noise resulting from the use of any/all plant, machinery or equipment 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:** In the interests of 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 Planning Policy Statements 1 and 9.

7 Vehicle and cycle parking and turning shall be provided in full accordance with the proposed site plan drawing 305-P6, prior to the commencement of the use of the respite centre hereby approved and shall be maintained permanently thereafter for the purposes of vehicle and cycle parking and turning as shown on that drawing and shall not be varied or increased without the prior written approval of the Local Planning Authority.
**Reason**: To ensure the provision and retention of adequate parking and turning facilities and in order to safeguard neighbouring amenities in accordance with policies DM13, DM14 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

8 The courtyard 'suntrap' garden shall be laid out only in accordance with the proposed floor plan drawing 306-P8, which omits the pond and fountain at the southern end.
**Reason**: In the interests of clarity, and to avoid ambiguity in the interests of neighbouring amenities in accordance with policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

9 Deliveries to the site of food, other supplies or equipment, shall take place only between the hours of 07.30 and 18.00 hours on Mondays to Saturdays and 09.00 and 16.00 hours 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 Planning Policy Statement 23.

10 Notwithstanding any information contained in the current application, no external lighting shall be installed at the site unless details, including the intensity of illumination and measures for minimising light pollution, have been submitted to and approved in writing by the Local Planning Authority.
**Reason:** For the avoidance of doubt and to safeguard the amenities of the locality and occupiers of neighbouring property and in the interests of safety, having due regard to policies CS16, DM10 and CS8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.

11 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 policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

12 No development hereby permitted nor any related site clearance shall commence until a plan and particulars specifying the provision to be made within the site and/or on other land nearby for the parking (throughout the clearance and construction period) of construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site have been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
**Reason:** To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

13 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the provision to be made for a material storage compound within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound shall be available prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on the site.
**Reason:** To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

14 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Survey drawing - 300
Existing Site Plan - 500 P3
Existing Sections/Elevations - 501 P1
Existing Sections/Elevations - 502 P1
Proposed Site Plan - 305 P6
Proposed Floor Plan - 306 P9
Roof Plan - 307 P1
Proposed Elevations - 400 P3
Proposed Elevations - 401 P3
Proposed Elevations - 402 P3
Proposed Elevations - 403 P3
Proposed Sectional Elevations - 600 P3
Proposed Sectional Elevations - 601 P3
Proposed Sections - 650 P2
Proposed Sections - 651 P2
Proposed Sections - 652 PI
Access Ramp 1 5C - 653 P1
Drainage strategy - WS11038-SK10 P2
Tree Survey and Arboricultural Impact Assessment prepared by Mark Hinsley Arboricultural Consultants Ltd - Dated 13th October 2011
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 Planning Policy Statements/Guidance -

Havant Borough District Wide Local Plan 1996-2011

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| CS1 | (Community Buildings) |

Havant Borough Core Strategy 2011

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| CS16 | High Quality Design |
| CS8 | Community Safety |
| DM10 | Pollution |
| DM13 | Car and Cycle Parking on Residential Development |
| DM14 | Car and Cycle Parking on Development (excluding residential) |
| DM7 | Elderly and Specialist Housing Provision |

National Policies

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| PPG13 | (Transport) |
| PPG24 | (Planning and Noise) |
| PPS 1 | (Delivering Sustainable Development) |
| PPS23 | (Planning and Pollution Control) |

The Council considers, having regard to the objectives of these policies, 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 visual impact, the impact on neighbouring properties and highway considerations. 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 Development Control Service at the Civic Offices or by telephoning 023 9244 6015.

(4) Your attention is drawn to the provisions of Section 12 of the Hampshire Act 1983, relating to access for the Fire Brigade. A copy of the Act may be inspected at the Planning and Development Reception at the Civic Offices.

(5) Before undertaking any work which affects a public highway (including a footpath) you must obtain specific written approval from the Head of Technical Services, Havant Borough Council, Civic Offices, Civic Centre Road, Havant PO9 2AX (tel. no (023)9244 6428/9). This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or the construction of new boundary walls and foundations immediately alongside the public highway.

(6) You are advised that consent may be required from Southern Water Services Ltd to build in the vicinity of public sewer. You can inspect a copy of the Southern Water Services Maps of public sewers, which are held by Technical Services at the Civic Offices to determine the proximity of any public sewer to the proposed development. If you are in any doubt or need information regarding the procedure for obtaining consent from Southern Water Services Ltd, you should seek further advice from the Development Control Manager, Southern Water Services Ltd (01962 714585).

(7) This permission should be read in conjunction with Outline Planning Permission APP/10/00825 dated 9 February 2011.. and you are advised that development should not commence unless all conditions have or can be complied with.

(8) It is noted from the applicant's Travel Plan (dated 25th July 2011 and attached to the Design and Access Statement as Appendix A), that the family rooms may be used for training when they are not occupied and the café/social area or treatment rooms for the purpose of social skills activities. Whilst these may be activities currently carried out in the adjoining school, as a matter of fact and degree these occasional uses may not amount to a change of use of the premises hereby approved from that of a respite centre. However, if the applicant is in any doubt, advice can be sought form the Local Planning Authority.



Mr Chris Murray
Service Manager (Planning Development)

18 November 2011