Havant
BOROUGH COUNCIL

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To:
Mr E Purnell
WYG Planning & Design
Ropemaker Court
12 Lower Park Row
Bristol
BS1 5BN

For: Solent Community Solutions Limited

The Town and Country Planning (Development Management Procedure) (England) Order 2010
Discharge of Conditions Application

Application Number: APP/11/00349
Site Address: 8 Lavant Drive, Havant, PO9 2AW

Proposal: Discharge of Condition No/s 2, 4, 5, 6, 7, 8, 9, 11, 13, 17, 18, 19, 22, 23, 24 and 25 of Planning Permission APP/10/00932

This decision relates to your application received on 31 March 2011 which was valid from 01 April 2011, and in particular the plans and other documents submitted with your application.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/10/00932.

The conditions in respect of which information has been submitted are:

2 Construction of the extension(s) hereby permitted shall not progress above slab level until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the appearance of the development is satisfactory and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

The following materials have been submitted in the letter from WYG dated 30th March 2011 and the Schedule of Materials and are considered acceptable and hereby approved:

Facings:
Brick – Facing brickwork: Clay Facing Brick to match existing
Render – Cream render (K-Rend Silicone Fine Com Rend WP) colour and texture to match the existing elevations

Fascia, gutters and pipe work to match existing 'Eclipse' fascia/soffit system manufactured by Stormguard.

- Eclipse Square (Pipework)
- Eclipse Box Gutter System

All powder coated aluminium with a cream finish to match existing rain goods.

Curtain Walling:
Front Entrance – Curtain walling system.

- Framework aluminium with grey polyester powder coated finish RAL 7024 to BS6496.
- Windows sealed double glazed with toughened panes where required.

Roofing Materials:
Pitched roof – Marley, Melbourne, Natural Slate Grey - Reconstituted slate to match the existing pitched roof material

Roof over South Wing – Rolled Polished Aluminium Roof Rigidal Ziplock 400, colour to match existing.

Flat Roofs above main entrance and the Children's entrance will be finished in a single ply grey membrane manufactured by Sarnafil colour to match existing.

Lift Shaft (see also condition 23):
Facing Brickwork: Clay Facing Brick to match existing
Roof: Sarnafil finish as per flat roof
Fascia to match rest of building
Stormguard – Powder coated aluminium

4 No hardstanding works 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 and a schedule for implementation has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be completed in full accordance with the approved details.
Reason: In the interests of the amenities of the locality and having due regard to saved policies D1, D3 and L7 of the Havant Borough District Wide Local Development Framework, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statements 1 and 25.

The following surfacing materials as specified in WYG letter dated 30th March and shown on drawing No 03 Rev K are considered acceptable and hereby approved.

New Car Park
Circulation areas and turning bays - Black top tarmac
Parking Spaces – Type 1 compacted grey gravel

Community Clinic
Hospital main entrance – Light Grey Paving Slabs to match existing
Children's wing entrance – Black top tarmac
Extra width mother and baby and disabled spaces – Black top tarmac
Footpath main entrance to children's services entrance – Tarmac
Other footpaths – Pea shingle bound gravel
MRI scanner route – existing raised kerbs at pinch points removed and replaced with black top tarmac.

5 No development hereby permitted shall commence until plans and particulars specifying the alignment, type, height and where appropriate, construction materials, design and phased implementation of all new proposed screen walls, fences, hedges and other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Authority, each phase of the development hereby permitted shall not be brought into use prior to the completion of the installation of all screening provision relating to that phase 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 having due regard to saved policies D1 and D3 of the Havant Borough District Wide Local Plan 1996-2011 which form part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

The following enclosures (details as specified in the letter from WYG dated 30th March 2011 and email dated 8th June 2011 together with drawing numbers 03 K and 996.01A) are considered acceptable and hereby approved:

Car Park

- Chain link fence to west and north boundary of car park approx 1.2m height.
- Timber knee rail to enclose south and east boundary of car park.
- Recycled timber railway sleepers to demark back edge of parking spaces.
- Landscape planting as indicated on drawing number 996.01A

Community Clinic

- Retention of existing timber knee rail parallel to Lakeside Gardens and Lavant Drive.
- 1.8m fence between new south east children's services extension and side boundary of neighbouring residential property.
- Planting on eastern perimeter of the site fronting onto Lakeside Gardens.

6 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 in the interests of traffic safety and having due regard to saved policies D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 23 and Planning Policy Guidance 13.

The details of Construction Parking for stage 1, 2, 3 and 4 (as shown on drawing numbers L10 Rev D, L11 Rev E, L12 Rev D and L13 Rev C) are considered acceptable and hereby approved.

7 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(s) within the site have been submitted to and approved in writing by the Local Planning Authority. The approved compound(s) 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 in the interests of traffic safety and having due regard to saved policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 23 and Planning Policy Guidance 13.

The details of construction materials storage for stage 1, 2, 3 and 4 (as shown on drawing numbers L10 Rev D, L11 Rev E, L12 Rev D and L13 Rev C) are considered acceptable and hereby approved.

8 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for additional external lighting of the same has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the site other than as thereby approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality having due regard to saved policies D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statements 1 and 23.

The lighting details as specified in:

Letter from WYG dated 30th March;
Email from WYG dated 8th June 2011
Drawing numbers D13692/PY/A and CE5989-E102 Rev P2;
Technical Submittal (Working Environments Ltd)

Are considered acceptable and hereby approved, namely;

Car Park:
8No. 6m high lighting columns each with 2 high pressure sodium lights.

Community Clinic:
3 No. bollard lights adjacent to the west elevation of the southern wing.
LED down lighters in the soffit around the entrance to the Children's Services wing.
Building mounted lights on the south east elevation of the Children's Services wing to illuminate the staff path/fire exit from the rear of the Clinic to Lakeside Gardens.

All lighting designed to avoid light spill beyond the site.

9 Each phase of the development hereby permitted shall not be brought into use 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 and in accordance with a schedule of phasing to be submitted to and approved by the Local Planning Authority. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to saved policy T9 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

The previously approved car parking and the parking during the course of development as shown on drawing numbers L10 Rev B, L11 Rev C, L12 Rev D and L13 Rev C are considered satisfactory and hereby approved. This condition has ongoing requirements.

11 The development hereby permitted shall not be brought into use unless and until full details of the car park management scheme have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that suitable car park management takes place in the interests of the amenities of the area having due regard to saved policies D1 and T9 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

The car park management scheme as set out in the On Site Management Strategy (NHS Hampshire) and shown on Drawing No. 03 Rev Q, is considered acceptable and hereby approved.

13 A Construction Traffic Management Plan, including lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction shall be submitted to and approved in writing by the Local Planning Authority, before development commences, and maintained in accordance with the approved details
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to saved policies D1, T9 and PC1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Guidance 13.

The details submitted in relation to construction traffic in the Traffic Management Plan (Morgan Sindal) together with the phasing shown on drawing numbers L10 Rev D, L11 Rev E, L12 Rev D and L13 Rev C and details of mud prevention contained in the WYG letter dated 30th March 2011 are considered satisfactory and hereby approved.

17 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/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 saved policies D1, D3, L2, L6 and L7 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 15.

The details of landscaping shown on drawing number 996.01 (Hillier) are considered acceptable and hereby approved.
The landscaping to be carried out in two phases in accordance with the details contained in the email from Edward Purnell (WYG Planning and Design).

18 No development hereby permitted shall take place unless and until a scheme of advisory traffic routing during the operation of the Community Clinic has been submitted to and approved in writing by the Local Planning Authority. The approve scheme shall thereafter be fully implemented and maintained.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to saved Policies D1, T7 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

The details shown on the Traffic Routing Statement (NHS Hampshire) are considered acceptable and hereby approved.
Signage indicating routes from the car parks to Crossland Drive as detailed in the email from WYG dated 8th June 2011 and shown on drawing number 03 Rev Q are considered acceptable and hereby approved.

19 The development hereby permitted shall not be brought into use unless and until plans and elevations of the proposed cycle parking store located at the main entrance to the building has been submitted to and approved in writing by the Local Planning Authority. The cycle parking store shall thereafter be provided and maintained in accordance with the approved details.
Reason: In the interests of the character and visual amenities of the area and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

The proposed cycle parking provision located at the main entrance and shown on drawing numbers 03 Rev K and unv/lit/3600/std/100 is considered acceptable and hereby approved.

22 Notwithstanding the submitted drawings and details in relation to the material finishes for the lift shaft, the proposed brick finish is not approved. Details of an alternative finish shall therefore be submitted in accordance with condition 2.
Reason: In the interests of the character and visual amenities of the area and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework, and Planning Policy Statement 1.

The following materials as specified in the letter from WYG dated 30th March 2011 and specified in the Schedule of Materials are considered acceptable and hereby approved.

Facing Brickwork: Clay Facing Brick to match existing
Roof: Sarnafil finish as per flat roof
Fascia to match rest of building
Stormguard – Powder coated aluminium

23 Notwithstanding the submitted plans the extensions to the south east wing of the building shall not be brought into use unless and until a suitable footpath of at least 1m width has been provided from the main building entrance to the Children's Services entrance in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The approved footpath shall thereafter be retained in accordance with the approved details.
Reason: To ensure that safe and adequate provision for pedestrians is provided in the interests of highway safety having due regard to saved policies T6 and T8 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

The details of the footpath as shown on drawing number 03 K are considered acceptable and hereby approved.

24 The new car park hereby permitted shall be brought into use in accordance with a schedule of phasing relating to the whole development to be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that appropriate car parking is provided to serve the development and having due regard to saved policy T9 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework, and Planning Policy Guidance 13.

The phasing of the new car park as shown on drawing numbers L10 Rev D, L11 Rev E, L12 Rev D and L13 Rev C is considered acceptable and hereby approved.

25 The development hereby permitted shall not be commenced unless and until a phasing schedule and plan have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the satisfactory phasing of development in the interests of the amenities of the area and having due regard to saved policy D1 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework and Planning Policy Statement 1.

The phasing of the development as shown on drawing numbers L10 Rev D, L11 Rev E, L12 Rev D and L13 Rev C is considered acceptable and hereby approved.

(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.gvo.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 Civic Offices or by telephoning 023 9244 6015.

for SWeaver

Julia Potter
Executive Head of Planning and Built Environment

15 June 2011