Havant
BOROUGH COUNCIL

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

For: Solent Community Solutions Ltd

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

**Application Number:** APP/10/00932
**Site Address:** 8 Lavant Drive, Havant, PO9 2AW
**Proposal: Erection of two storey extension to front entrance area; single and two storey extension to the easternmost wing; raise the roof over the rear part of the central wing; minor alterations to the existing elevations; associated external works including alterations to existing parking arrangements and additional car parking to the north of Lavant Drive, all associated with the use of the building for a Community Clinic.**

Further to your application received on 23 November 2010, which was valid from 24 November 2010, 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 your application, as amended by plans received on 08 February 2011; 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 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.

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3 If, during development, contaminated soils, potentially contaminating or otherwise harmful material not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted for an appropriate assessment of the nature of the material, and a method statement for the appropriate treatment / removal and/or disposal of the contaminated material. The assessment and method statement must be approved in writing by the Local Planning Authority, and all actions detailed in the method statement must be adhered to.
**Reason**: To protect human health (of construction staff and future site users) from unexpected contamination (particularly asbestos) and having due regard to saved policies D1 and PC3 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.

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.

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.

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.

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.

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.

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.

10 The use of the western car park for the siting of the MRI Scanner vehicle shall not take place until such time as the modifications to the access to the highway have been carried out and completed in accordance with the plans contained within the submitted 'Transport Statement and Travel Plan' by i-Transport LLP dated 19 November 2010.
**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.

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.

12 The Travel Plan and related measures set out in Section 5 of the submitted 'Transport Statement and Travel Plan' by i-Transport LLP dated 19 November 2010 shall be implemented prior to the occupation of the development hereby permitted, and shall remain in effect throughout the operational life of the building.
**Reason**: In the interests of the amenities of the area and in order to encourage the use of alternative modes of transport to reduce the dependency on car use and having due regard to saved Policy T6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Planning Policy Statements 1 and 4 and Planning Policy Guidance 13.

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.

14 The site shall be used only for medical services, and for no other purpose whatsoever including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.
**Reason:** To ensure that the development accords with planning policy and that adequate vehicle parking is provided in the interests of highway safety and amenities of local residents having due regard to saved policies CS2 and T9 of the Havant Borough District Wide Local Plan 1996-2011 which forms part of the Havant Borough Local Development Framework together with Planning Policy Statement 1 and Planning Policy Guidance 13.

15 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings other than those shown on the approved plans shall be constructed within the first floor south west facing elevation without the prior written approval of the Local Planning Authority.
**Reason:** In the interests of the amenities of the occupiers of nearby properties 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.

16 The window(s) at or above 1st floor level in the south west facing elevation of the building shown labelled 'obscure glazing' on submitted drawing number 14 shall:

i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

ii) be fixed shut or fitted with restricted openings in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of the amenities of the occupiers of nearby properties 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.

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.

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.

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.

20 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0730 and 1800 hours on Mondays to Fridays and 0800 to 1300 Saturdays and not at all on Sundays and all recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.
**Reason:** To protect the amenity of adjoining residents 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 23.

21 Noise resulting from the use of any/all plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing lowest background noise level on the sites boundaries during the time of operation or 10dB(A) below if there is a particular tonal quality, when measured according to British Standard BS4142-1997.
**Reason:** For the protection of local residents from unreasonable noise levels which would be harmful to the residential character of the area and having due regard to saved policy 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 24.

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.

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.

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.

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.

**Other Important Information:**

In reaching its decision the Council has had regard to the saved policies of the Havant Borough District Wide Local Plan 1996-2011, forming part of the Havant Borough Local Development Framework:-

Havant Borough District Wide Local Plan 1996-2011

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| CS1 | (Community Buildings) |
| CS2 | (Community Health Facilities) |
| D1 | (High Quality Design) |
| D2 | (Co-ordination of Development) |
| D3 | (Public Spaces) |
| ENG1 | (Energy Generation from Renewable Sources) |
| HE14 | (Archaeological Investigations) |
| HE15 | (Roads with Special Character) |
| IMP1 | (Financial Contributions) |
| L4 | (Stream Corridors) |
| L6 | (Conservation and Protection of Existing Natural Features) |
| L7 | (New Landscape Works) |
| NC5 | (Other Features of Nature Conservation Interest) |
| PC1 | (Control of Potentially Polluting Uses) |
| PC3 | (Protection of Water Quality) |
| PC4 | (Light Pollution) |
| R13 | (Environmental Qualities of Open Space) |
| R14 | (Protection of Children's Play Spaces) |
| T10 | (Contributions to Off Site Highway Improvements) |
| T11 | (Developer Contributions Towards Green Transport Infrastructure) |
| T6 | (Public Transport, Cycling and Walking New Development) |
| T7 | (Criteria for Access to Development) |
| T8 | (Bus Access and Provision for Cyclists and Pedestrians) |

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| T9 | (Provision of Vehicle Parking and Turning Facilities) |
| UA1 | (Concentration of Development within the Urban Areas) |
| US4 | (Sewers) |
| L2 | (Landscape Character Areas) |

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 background/health care provision, the nature of the development, the effect on the character and appearance of the area/design issues, the effect on neighbouring properties, environmental effects including landscaping and ground conditions, crime and disorder issues, sustainability, highway implications, adequacy of parking and developer 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 Civic Offices or by telephoning 023 9244 6015.

Julia Potter
Executive Head of Planning and Built Environment

15 February 2011

Our Ref: APP/10/00932