Havant
BOROUGH COUNCIL

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To:
Mr R Chivers
Robert Chivers Architecture
32 Partridge Road
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For: Sundridge Developments Ltd

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

Application Number: APP/10/00601
Site Address: Former School, 63-65 Silvester Road, Waterlooville, PO8 8TR

Proposal: Discharge of Condition No.s 6 & 7 of Planning Permission 09/57881/018.

This decision relates to your application received on 02 September 2010 which was valid from 02 September 2010, 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 09/57881/018.

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

6 No development hereby permitted shall commence 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 Local Planning Authority, the development hereby permitted shall not commence 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 saved Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

The previously agreed details were shown on Drawing No. 4758/1 (Rev U) - received on 18/3/10 and stated that the existing 1.8m high wooden fence around the rear and sides of the site is to be retained and that the frontage will retain the existing hedge in between the vehicle entrance points.

Revised Details Submitted:

Drawing No. 4758/1 (Rev V) received on 15/11/10 showed the following changes:

i. The front boundary with the highway would consist of a brick wall using a mellow red brick (Terca Red Multi Gilt Stock) and buff brick on edge capping (Terca new yellow multi gilt stock). Height of the wall will be 1160mm for the main wall with brick piers of 1460mm in height. This would refer to the boundaries either side of the vehicle entrances. The boundary inbetween the two vehicle entrances is currently metal railings. These would be removed and replaced with a brick wall to match that in type, colour and height of the boundary walls either side of the entrances.

It is considered that the changes to the front boundaries are appropriate in this residential location and therefore the details are acceptable and comply with Policy D1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

7 The development hereby permitted shall not commence until plans and particulars specifying the provision to be made for external lighting of the same have 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.
Reason: To safeguard the amenities of the locality and/or 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.

The previously agreed details were shown on Drawing Number 4758/3 (Rev M) which showed the proposed positions of external lighting in the form of low level bollards.

Submitted Details:
In addition to this, it is now proposed that emergency exit lights are to be placed above the external doors (6 in total). These are shown on Drawing Number 3758/1 Rev V. The Council's Environmental Health Officer has been consulted and they have not raised any objections to the proposed emergency exit lights but have advised the following:

This particular sign could be adequate but the applicant should have had a an assessment carried out following the BS (info below)

Categories of operation are specified in BS EN 50172:2004/BS 5266-8:2004, 5.6

It is advised that all electric cables feeding the emergency lighting should be routed through an area of low fire risk and with fire resistant cabling (BS 5266, pt 1).

It is considered that any decision notice would contain an informative which included this information and as such, overall it is not considered that the proposed emergency exit lighting would have a harmful impact on the amenity of the locality. The details are considered to be acceptable and comply with Policy D1 and PC1 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

(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.

(4) The applicant is advised that a assessment of the emergency lighting to following BS standard should be carried out prior them being installed:

BS EN 50172:2004/BS 5266-8:2004, 5.6.

It is recommended that the category of emergency lighting to be installed in nursing homes and similar premises should be

1) X or Y	1	****	180	Or
2) X or Y	0	****	120	

All electrical cable cables feeding the emergency lighting should be routed through an area of low fire risk and with fire resistance cabling (BS 5266. prt 1). The applicant is advised to contact the fire department to obtain any further advice for further information on the most appropriate current standards and good practice.

Julia Potter
Executive Head of Planning and Built Environment

09 February 2011

Our Ref: APP/10/00601