Havant
BOROUGH COUNCIL

Civic Offices
Havant
Hampshire PO9 2AX

Tel (023)9247 4174
Fax(023)9244 6588
DX50005 Havant
www.havant.gov.uk

To:
Mr Skipper
Hampshire County Council
76 High Street
Winchester
Hants, SO23 8UL

For: Havant Borough Council

THE TOWN AND COUNTRY PLANNING ACT 1990
Grant of Planning Permission

Application Number: APP/10/00001
Site Address: Civic Offices, Civic Centre Road, Havant, PO9 2AX
Proposal: Extension of the existing Civic HQ, to provide a new public reception area from which services to the public can be provided (including a cafe); internal refurbishment; enhancement of the existing landscape setting; amendments to the existing car and cycle parking provisions and provision of temporary accommodation (portacabin).

Further to your application received on 01 April 2010, which was valid from 13 April 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 and documents received on 28 April 2010 and 26 May 2010; 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 hereby permitted shall commence until plans showing, in relation to the existing trees and other vegetation proposed to be retained, the layout of all foul and surface water drainage and other underground services proposed to serve that development have been submitted to and approved in writing by the Local Planning Authority.
Reason: To safeguard against undue damage to existing trees and other vegetation at and in the vicinity of the site and having due regard to saved Policies D1 and L6 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.

3 Construction of the buildings hereby permitted shall not commence until samples and details of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. These shall include details of glazing systems and brise soleil. Thereafter only such approved materials and finishes shall be used in carrying out the development.
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.

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. 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 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, 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 Statement 1.

5 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 saved Policies D1, D3 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 Statement 1.

6 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees and hedgerows on the site throughout 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 whilst such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.6 metres in height when planted.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to saved Policies D1 and L6 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.

7 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.

8 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 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.

9 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 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.

10 The atrium shall not be brought into use before the proposed footpath access to Petersfield Road together with appropriate signage is constructed/provided and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The details shall include a full method statement for the footpath installation and this shall specify hand digging for the excavation.
Reason: In the interests of improving access to the site and having due regard to saved Policies D1 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, together with Planning Policy Statement 1.

11 The atrium 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. 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.

12 The atrium hereby permitted shall not be brought into use unless and until a scheme of public art including its siting has been submitted to and approved in writing by the Local Planning Authority. The approved scheme, which shall include a schedule for installation, shall thereafter be provided and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the provision of public art in the interests of the amenities of this public building and having due regard to saved Policies D1 and D3 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.

13 The development hereby permitted shall not commence unless and until a delivery route/construction phasing plan and details of hours of delivery have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place 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 atrium hereby permitted shall not be brought into use unless and until plans and elevations of the proposed cycle parking stores have been submitted to and approved in writing by the Local Planning Authority. The cycle parking stores 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.

15 The atrium hereby permitted shall not be brought into use unless and until details of signage and/or other methods aimed at increasing the legibility of, and pedestrian routing to the atrium have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be provided and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the site, to ensure the legibility of the development and having due regard to saved Policies D1 and D3 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 Portacabin hereby permitted shall be sited in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The Portacabin shall be removed and the site returned to its original condition or to a condition to be agreed in writing within 3 months of the substantial completion of the new internal layout hereby permitted unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the character and appearance of the site 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 additional extract/ventilation equipment shall be installed on the atrium hereby permitted unless and until full details are submitted to and approved in writing by the Local Planning Authority. Any equipment subsequently installed shall be in accordance with the approved details.
Reason: In the interests of the ensuring a building of visual quality 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.

18 The café hereby permitted within the atrium shall be used as a café only and for no other purpose whatsoever including any other purpose within class A3 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 use is appropriate within this public building and that the use does not lead to additional pressure for parking in accordance with 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, together with Planning Policy Statement 1 and Planning Policy Guidance 13.

19 Notwithstanding the submitted details the atrium hereby permitted shall not be brought into use unless and until further details and plans of the front 'courtyard area' shown as 6 on Drawing No. E1484-L702 has been submitted to and approved in writing by the Local Planning Authority.
Reason: In order to ensure an attractive landscaped area in the interests of the character and setting of this public building and having due regard to saved Policies D1 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 Statement 1.

20 The proposed additional access routes to Petersfield Road and Civic Centre Road shall not be brought into use unless and until a scheme of lighting has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be fully implemented and maintained in accordance with the scheme unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of reducing opportunities for crime and disorder 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.

21 Notwithstanding the submitted details the atrium hereby permitted shall not be brought into use unless further details of the proposed public seating to the front of the building have been submitted to and approved in writing by the Local Planning Authority. The approved seating shall thereafter be provided and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to ensure an attractive seating area in the interests of the character and setting of this public building 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.

22 The atrium shall not be brought into use before the proposed footpath access to Civic Centre Road together with appropriate signage is constructed/provided and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The details shall include a full method statement for the footpath installation.
Reason: In the interests of improving access to the site and having due regard to saved Policies D1, L7 and T8 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Planning Policy Guidance 13 and Planning Policy Statement 1.

23 The atrium shall not be brought into use unless and until a scheme providing full details of enhanced CCTV provision at the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented and maintained in accordance with the approved details.
Reason: In the interests of reducing opportunities for crime and disorder 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.

24 The development hereby permitted shall not commence unless and until the Havant's Workplace Travel Plan version 1.0 submitted as part of this planning application reference APP/10/00001 has been resourced, implemented, monitored and continues in accordance with the Action Plan and Monitoring programme contained therein unless otherwise agreed in writing by the Local Planning Authority.
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.

25 The atrium hereby permitted shall not be brought into use unless and until a scheme to prevent cars from crossing the new footway to separate the Members car park from the access route shown marked 18 on Drawing No. E1484-L702 has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented and maintained in accordance with the approved details.
Reason: In the interests of the safety of pedestrians and to reduce opportunities for crime and disorder having due regard to saved Policies D1 and T8 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework, Planning Policy Statement 1 and Planning Policy Guidance 13.

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

CS1	(Community Buildings)
D1	(High Quality Design)
D2	(Co-ordination of Development)
D3	(Public Spaces)
EMP5	(Maximising Employment)
IMP1	(Financial Contributions)
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)
PC4	(Light Pollution)
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)
T9	(Provision of Vehicle Parking and Turning Facilities)
UA1	(Concentration of Development within the Urban Areas)

National Policies

PPG13	(Transport)
PPS 1	(Delivering Sustainable Development)
PPS 4	(Planning for Sustainable Economic Growth)
PPS 9	(Biodiversity and Geological Conservation)
PPS23	(Planning and Pollution Control)

The Council considers, having regard to the objectives of these policies and proposals, 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 impact on public service provision, the effect on the character and appearance of the area/design, landscape setting/protection of trees and public art, highway implications including parking and cycle parking issues, crime and disorder issues and sustainability issues. 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.

(4) The applicants attention is drawn to the letter dated 1 June 2010 from Hampshire Fire and Rescue Service (copy enclosed).

Mrs J A Batchelor
Head of Development & Technical Services

05 July 2010