Havant
BOROUGH COUNCIL

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To:
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For: Mr S Baldwin

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

Application Number: APP/10/00825
Site Address: Rachel Madocks School, Eagle Avenue, Waterlooville
Proposal: Outline Application for construction of Respite Centre with associated car parking and landscaping.

Further to your application received on 04 November 2010 which was valid from 11 November 2010 Havant Borough Council, as Local Planning Authority, **Grants Outline 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 07 February 2011 and as supplemented by additional information received on 07 February 2011; and

(ii) The following conditions:

Conditions:

1 The development hereby permitted shall be begun before the expiration of 2 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of the grant of this planning permission.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the detailed proposals for all of the following aspects of the same **herein called "the reserved matters" and "other matters"** have been submitted to and approved in writing by the Local Planning Authority.

(i) The reserved matters:

(a) The layout of all buildings and the means of access thereto from an existing or proposed highway;

(b) The scale and appearance of all buildings (including details of the colour and texture of external materials to be used);

(c) Landscaping including a landscape design showing the existing and planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;

(ii) Other matters:

(d) The layout of the development including the positions and widths of roads and footpaths;

(e) The finished levels (above ordnance datum) of both the ground floor of the proposed buildings(s) and the surrounding ground levels;

(f) Access facilities for the disabled;

(g) The measures to be taken to protect adjacent areas from excessive noise;

(h) The layout of foul sewers and surface drains;

(i) The alignment, height and materials of all walls and fences and other means of enclosure;

(j) Hardsurfacing proposals including surfacing materials;

(k) The provision to be made for external lighting including measures to avoid nuisance from external illumination or light pollution;

(l) The measures to be taken to prevent damage to existing trees (and hedgerows) throughout implementation of the development;

(m) The areas to be used for contractors' vehicle parking and materials storage during (site clearance and) construction of the development;

(n) A phased programme for implementation of the development;

(m) Any external ventilation, air moving or filtering equipment, plant or ducts and measures to be undertaken to avoid nuisance from any odours such as from cooking or other activities

Reason: In order to secure a satisfactory development and having due regard to saved policies D1, PC1, L6, T7 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 Statements 1 and 23.

4 The development 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 details to be agreed in writing with 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.

5 No development shall commence until a detailed travel plan has been submitted to and approved in writing by the local planning authority. The travel plan shall be implemented in accordance with the approved details.
Reason: In the interests of amenity and 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.

6 Demolition, clearance, excavation, road or construction works shall take place only between the hours of 0800 and 1800 hours on Mondays to Saturdays and not at all on Sundays and all recognised public holidays.
Reason: To protect the amenity of adjoining residents 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.

7 The existing trees along the southern boundary shall be permanently retained and sections of hedging along the southern boundary of the site shall also be permanently retained and reinforced where necessary to a minimum specified height and to a standard consistent with good arboricultural practice, in accordance with a detailed survey and plan which shall first be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

8 No development shall commence until an Arboricultural Impact Assessment and Method Statement have been submitted to and approved in writing by the local planning authority. The Method Statement shall be implemented in accordance with the approved details.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies D1 and L6 of the Havant Borough District Wide Local Plan 1996-2011, which forms part of the Havant Borough Local Development Framework.

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)
L6	(Conservation and Protection of Existing Natural Features)
L7	(New Landscape Works)
PC1	(Control of Potentially Polluting Uses)
T7	(Criteria for Access to Development)
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)
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 visual effect, the effect on the 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 Planning and Development 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).

Julia Potter
Executive Head of Planning and Built Environment

09 February 2011

Our Ref: APP/10/00825