
Site Address: Cowplain School, Hart Plain Avenue, Waterlooville, PO8 8RY

Proposal: Application for a non-material amendment to planning permission APP/22/00837 relating to minor changes to internal floor plan and associated changes to fenestration, relocation of a refuse store and provision of staff smoking shelter with maintenance store.

Application Type: Non-material change

Application No: APP/25/00672 Expiry Date: 30/01/2026

Applicant: Barchester Barchester Healthcare Ltd

Agent: Mr Gwilym McGivern Case Officer: Arleta Miszewska

Ward:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a large parcel resembling a triangle in shape located to the east of Hart Plain Infant School. The Cowplain School grounds are located to the south and a residential dwelling at no. 43 Hart Plain Avenue to the east. The parcel forms part of the Cowplain School sports grounds. The land benefits from a planning permission for a new care home, which is under construction.

2 Relevant Planning History

APP/22/00837 - Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping. Approved 10/01/2024

3 Proposal

Application for a non-material amendment to planning permission APP/22/00837 relating to minor changes to internal floor plan and associated changes to fenestration, relocation of a refuse store and provision of staff smoking shelter with maintenance store.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

DM7 (Elderly and Specialist Housing Provision)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: N/A

Conservation Area: N/A

5 Statutory and Non-Statutory Consultations

Environmental Health Officer

Having reviewed the proposed site plan, there are concerns that noise from waste collection vehicles may cause adverse impacts to neighbouring residents if waste is collected at sensitive times. A condition is therefore recommended to restrict waste collection times. Following a map review, the proposed location of the smoking shelter appears to be around 30m from the garden of 43 Hart Plain Avenue and around 75 meters from Hart Plain Infant school. As such, adverse smoke/odour impacts are not anticipated.

The following condition is recommended.

Delivery hours (including waste collection)

There shall be no arrival, departure, loading or unloading of vehicles (including waste collections) between the hours of 19:00 and 07:00 on any day.

Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

***Officer comment:** See Paragraphs 6.7-6.8 below for discussion of the reasonableness of this requested condition.*

6 Planning Considerations

- 6.1 This application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 6.2 The principle of the development has been established by the full permission for the erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping approved in January 2024.
- 6.3 This submission seeks permission for minor changes to internal floor plan and associated changes to fenestration, relocation of a refuse store and provision of staff smoking shelter with maintenance store. The refuse store location is proposed to be moved from the frontage of the site (near the vehicular access onto the site) to the rear parts of the site. The smoking shelter would be located adjacent to the western wall of the refuse store. The maintenance shed would be to the south of it.
- 6.4 Internally, the relocation of the refuse store outside of the main building allows for minor changes to the ground floor plan, in part to enable the creation of "deluxe" and "premium" rooms which the original proposals did not feature. The number of proposed bedrooms does not change, however, being maintained at 25 at ground floor level.
- 6.5 In respect of the proposed internal floor changes and the associated fenestration changes, these do not raise concerns over design, impact on the character of the area

or residential amenities of the prospective occupiers or the neighbouring existing residents.

- 6.6 The Environmental Health Officer was consulted on the proposal and no concerns have been raised in respect of the proposed smoking shelter. It has been noted that the proposed location of the smoking shelter would be around 30m from the garden of 43 Hart Plain Avenue and around 75m from Hart Plain Infant school. As such, adverse smoke/odour impacts are not anticipated. On this basis, there is no reason to justify a refusal of the proposed smoking shelter.
- 6.7 In respect of the proposed relocation of the refuse store, the Environmental Health Officer noted that *noise from waste collection vehicles may cause adverse impacts to neighbouring residents if waste is collected at sensitive times. A condition is therefore recommended to restrict waste collection times.* The recommended restricted times are from 19:00 to 07:00 on any day.
- 6.8 However, Officers note that the originally approved refuse store location would be closer to the adjacent property than the proposed location (within the rear parts of the site). No condition restricting deliveries to the site were imposed when the care home proposal was originally approved. Therefore, it is not considered reasonable nor necessary to impose such condition now in order to make the amendment acceptable, given that it gives rise to no new or intensified impacts compared to the original approval. On this basis, the proposed new location of the refuse store is considered acceptable.
- 6.9 In the context of the entire development approved under APP/22/00837, the Local Planning Authority is satisfied that the proposed change can be considered as a 'non-material' amendment.
- 6.10 In light of the above, the proposed changes do not raise concerns.

7 Conclusion

- 7.1 Overall, the proposed change to the location of the refuse store and the introduction of a smoking shelter would not result in harm to the character and appearance of the site or the surrounding area and would not have adverse impact on the residential amenity of the nearby residential property or the School as well as its users, in terms of pollution. Therefore, the proposed change is recommended for approval.

8 RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00672 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

B242117 – Waterlooville – AL(0)001 P1 – Proposed Ground Floor
B242117 – Waterlooville – AL(0)002 P1 – Proposed First Floor
B242117 – Waterlooville – AL(0)003 P1 – Proposed Second Floor
B242117 – Waterlooville – AL(0)004 P1 – Proposed Roof Plan
B242117 – Waterlooville – AL(0)040 P1 – Proposed Elevations 01
B242117 – Waterlooville – AL(0)041 P1 – Proposed Elevations 02

B242117 – Waterloooville – AL(0)091 P1 – Proposed Site Plan
B242117 – Waterloooville – AL(0)093 P1 – Proposed Outbuildings

Reason: - To ensure provision of a satisfactory development.

Informatives:

1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.