

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
JOINT WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA PLANNING COMMITTEE
28 November 2014

Dear Councillor

I am now able to enclose, for consideration by the Joint West of Waterlooville Major Development Area Planning Committee on 28 November 2014 , the following supplementary planning information that was unavailable when the agenda was printed.

Agenda No Item

Procedural Items

- 6 **14/01935/REM / W19499/32 (WCC) - Land At Old Park Farm Wimpey Site Part Of West Of Waterlooville MDA Hambledon Road Denmead Hampshire (Pages 3 - 4)**
- 7 **APP/14/00854 (HBC)/14/02215/FUL (WCC) - Care Home, Site E1, Land West of Waterlooville, Hambledon Road, Waterlooville (Pages 5 - 8)**

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Deputation List

8 deputations for 2 items

Applications

Item	Heading	
6	14/01935/REM / W19499/32 - Land At Old Park Farm Wimpey Site Part Of West Of Waterlooville MDA Hambledon Road Denmead Hampshire	
		Time Limit
	<u>Deputations</u>	
	Mr Crichton (objector)	3 minutes
	Mr Allen (applicant's agent)	3 minutes
	Parish Councillor Lander- Brinkley (parish councillor)	3 minutes
	Councillor Stallard (ward councillor)	5 Minutes
7	APP/14/00854 (HBC) 14/02215/FUL (WCC) Care Home, Site E1, Land West of Waterlooville, Hambledon Road, Waterlooville	
		Time Limit
	<u>Deputations</u>	
	Mrs Everest (objector)	3 minutes
	Mr Allen (applicant's agent)	3 minutes
	Parish Councillor Lander- Brinkley (parish councillor)	3 minutes
	Councillor Stallard (ward councillor)	5 minutes

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Update Sheet

14/01935/REM / W19499/32- Land At Old Park Farm Wimpey Site Part Of West Of Waterlooville MDA Hambledon Road Denmead Hampshire

Additional Representations received on the amended plans for 14/01935/REM Nursing home application.

Denmead Parish Council.

The Parish Council of Denmead raised an OBJECTION to this proposal, considered that the amendments had not addressed previous objections and wished to re-iterate their previous reasons for objections: (a) The position of the plant room and refuse collection facility is located close to existing residential properties and the noise from these facilities will have a detrimental impact on the quality and amenity of those properties. (b) There is insufficient parking on site and there is no provision within the site for Ambulance or mini bus parking both of which could be required on a regular basis. (c) The applicant states that there is not full access for Fire and Rescue should this be required. This matter needs to be addressed to ensure full access if required. (d) The proposed access to Phase VI is too narrow. (e) Darnell Road, in its current state, is inadequate for the amount of traffic it currently carries (only road available for the HWRC) and for this reason no further development should take place until this road is fully made up and adopted by the Highway Authority, Sickle Way should not be closed until the link road from the Berewood estate has been constructed and is available for use and any proposed day patients should not be accepted in the facility until outstanding highways issues have been resolved.

Additional Conditions

Nursing home.

05 Before development commences, 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- Window frames including reveals (which should be a minimum of 100mm) and window surrounds and junctions with façade's and head and sill details,
- Window central panels and side panels
- Doors and shutters together with framing and their reveals and junctions with the elevations

Prior to installation 1:20 scale fully annotated plans, elevation and section of the following details shall be submitted to and approved in writing by the local planning authority:

- Metal framing and plant screens fixed to the elevations
- Any security railings/boundaries around flat roofs that are visible from the public realm
- Parapet cappings
- Canopy and main entrance
- Any rainwater goods visible from the public realm
- Materials and detailing of ceilings of any overhangs and under-crofts
- Solar panels and all other plant and machinery fixed to the external envelope of the buildings together with their fixing to all external materials where they are visible from the public realm
- Garden gates, and all fences, walls and railings where they are visible from the public realm

In addition to the above plans and details of the following shall be submitted to and approved in writing by the local planning authority prior to their installation;

- Details of the colour, position and appearance of any metre boxes/cabinets and other utilities where they will be visible from the public realm
- Details of the bike storage structure and any other structures that need to be erected within the grounds of the development.
- Details of external lighting

The approved details shall be implemented in full before that building is occupied.

Reason: To ensure that the external appearance of the development is of a high quality on this prominent site.

- 06 Prior to the installation of any heating, refrigeration and ventilation plant/machinery, a noise report shall be submitted to and approved by the Local Planning Authority demonstrating that such plant/machinery shall be designed to a level of 10dB below the lowest measured background noise (LA90, 15min) as measured 1m from the nearest affected window of the nearest residential property.

Once the plant is in operation, a noise validation report shall be submitted to the Local Planning Authority to demonstrate compliance with this condition.

Reason: To protect the amenity of the occupants of the nearest residential dwellings.

Update Sheet

APP/14/00854 (HBC)/14/02215/FUL (WCC) - Care Home, Site E1, Land West of Waterlooville, Hambledon Road, Waterlooville

Representations

Denmead Parish Council

Comments:

The Parish Council of Denmead, by a unanimous decision, raised an OBJECTION to this proposal, considered that the amendments had not addressed previous objections and wished to re-iterate their previous reasons for objections: (a) The proposed development by its height and bulk was an overdevelopment of the site which gave a squeezed in appearance and dominated surrounding residential properties both within the development and existing properties on Hambledon Road and Southdown View and would have a detrimental effect on the enjoyment and amenity of those properties. (b) The height of the development would lead to a visual intrusion into the Denmead Gap. (c) There is insufficient parking on site and there is no provision within the site for Ambulance or mini bus parking both of which could be required on a regular basis. (d) The increase in units from 38 to 48 would increase the volume of traffic using Darnell Road which, in its current state, is inadequate for the amount of traffic it currently carries (only road available for the HWRC) and for this reason no further development should take place until this road is fully made up and adopted by the Highway Authority, Sickle Way should not be closed until the link road from the Berewood estate has been constructed and is available for use and all outstanding highways issues have been resolved. (e) There are ongoing issues with flooding in adjacent properties to the proposed development and this needs to be addressed prior to any further construction taking place to avoid exacerbating the problem. (f) Confirmation needs to be sought from the applicant that full access for Fire and Rescue is available. (g) Insufficient car parking which has now been exacerbated by the removal of one space.

Councillor Stallard has requested that her objection on the nursing home application, 14/01935/REM / W19499/32 is taken as an objection to this application. The content is:

Following numerous representations made to me by residents in the vicinity of this application I write to record my objections to the Application for Approval of reserved matters as set out below.

Access: The sole access to the site is currently over a road which is sub-standard and has not been adopted by the County Council. The additional construction traffic for this site on the road which serves as access to the Household waster Recycling Centre, plus the residents in the Taylor Wimpey developments and the current

construction traffic for houses which will continue until phase 5 is completed in 2016, will generate a series of problems including safety, pollution and noise

The road access to the building shown as being from Darnel Road/Auger Row appears to be of insufficient width to let two commercial vehicles to pass safely.

Appearance and scale: The design of this building as being a 'statement' building similar in appearance to those already along Hambledon Road and which have been much criticised by the public and planning professionals alike as being stark and aggressive, is to be deplored. Residents definitely do not want "more of the same" design which is unanimously disliked and unsympathetic. The extent of the building which is an unrelieved 3 stories means that it is unnecessarily dominant over the surroundings.

Landscaping: Of the four areas of informal open space around the site, three will be affected by either parked cars, the road or nearby houses being close to them.

Layout: The arrangement of the building with both the Plant Room and the Refuse Collection on the side of the building nearest the homes where residents now live is detrimental to their health (by reason of noise and fumes) and their enjoyment of their existing amenities.

There is no clearly indicated route or access path for ambulances which is unacceptable in a facility of this nature.

The car park contains 32 spaces of which 6 are to be reserved for staff at the Extra care home. This leaves insufficient spaces for visitors and staff of the Home. Whilst statement have been made about public transport, the bus service ends in the early evening and does not run at all on Sundays when the maximum number of visitors might reasonably be expected.

All these matters could, and should be addressed by careful re-consideration of the proposal, save for the problem of the state of the road. The construction should therefore be deferred until after the housing planned has been completed in 2016 or 2017.

Other Representation

An additional letter has been received from a neighbour reinforcing points already made and summarised. Additional points in the letter are:

- The development will exceed the height of the adjoining houses at 5-7 Buttercup Way by approximately 7ft. (Comment: The proposed building on the Hambledon Road frontage is only marginally higher than 5-7 Buttercup Way which are 3 storey)
- Overlooking of the gardens of 5-7 Buttercup Way. (Comment: The orientation of the flats is such that the nearest flat/communal area with potential to look over the gardens is 30m from the garden boundary of 7 Buttercup Way.)
- Double yellow lines would be necessary on both sides of the Darnel end of Foxtail Road.

- Some parts of the design do not match the properties in close proximity and have the look of a block of commercial offices, especially the centre pod section.

Recommendation

The following amendments to conditions are proposed:

3. Before development commences, 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:
 - Window frames including reveals (which should be a minimum of 100mm) and window surrounds and junction with facades and head and sill details
 - Window central panels and side panels.
 - Oriel windows including undersides, cheeks and roofs
 - Doors and shutters together with framing and their reveals and junctions with the elevations

Prior to installation 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- Parapet cappings
- Balconies, balcony screens, balcony supports, metal framing and balustrades and railings/boundary treatment around terraces and flat roofs.
- Canopy and main entrance
- Any rainwater goods visible from the public realm
- Materials and detailing of the ceilings to overhangs, under-crofts and balconies
- Solar panels and all other plant and machinery fixed to the external envelope of the buildings together with their fixing to all external materials where they are visible from the public realm
- Garden gates, and all fences, walls and railings where they are visible from the public realm

In addition to the above plans and details of the following shall be submitted to and approved in writing by the local planning authority prior to their installation;

- Details of the colour, position and appearance of any metre boxes/cabinets and other utilities where they will be visible from the public realm
- Details of the bike storage structure and any other structures that need to be erected within the grounds of the development.
- Details of external lighting

The approved details shall be implemented in full before the building is occupied.

Reason: To ensure that the external appearance of the development is of a high quality on this prominent site.

4. Omit (a) The provision to be made for external lighting. Now included in 3 above.