

HAVANT BOROUGH COUNCIL

At a meeting of the Development Management Committee held on 5 April 2018

Present

Councillor Perry (Chairman)

Councillors Bowerman (Standing Deputy), Buckley, Hughes, Keast, Patrick, Perry and Lloyd

Other Councillors Present:

Councillor(s): Guest

123 Apologies for Absence

Apologies for absence were received from Cllr Satchwell.

124 Minutes

RESOLVED that the Minutes of the last meeting of the Development Management Committee held on the 15th March 2018 be approved as a correct record and signed by the Chairman.

125 Site Viewing Working Party Minutes

The Committee received the minutes from the Site Viewing Working Party held on the 29th March 2018.

126 Declarations of Interest

There were no declarations of interest relating to matters on the agenda from Members present.

127 Chairman's Report

The Chairman reported the following points:

- A Development Consultation Forum would be taking place on the 17th April 2018 regarding the Long Copse Lane development and all members were encouraged to attend where possible.
- The Chairman expressed thanks to Officers and Councillors that supported the Development Management Committee over the last 2 years.

128 Matters to be Considered for Site Viewing and Deferment

There were not matters considered for Site Viewing or Deferment.

129 Deputations

The Committee noted the following deputation requests:

- 1) Ms. Jill Manson – APP/17/00863 – Southleigh Park House, Eastleigh Road, Havant, PO9 2PE
- 2) Mr Andrew Elliot – APP/17/00864 – Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

130 APP/17/00863 & APP/17/00864- Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

The Committee considered both written reports from the Head of Planning Services, in addition to the supplementary information and the recommendations to grant planning permission and grant listed building consent.

The Committee was addressed by the following deputees:

- (1) Ms. Jill Manson, who supported the Officer's recommendation for the following reasons:
 - a. On balance the Officer's had recommended approval of the scheme which should be taken into account.
 - b. The site displayed high quality craftsmanship and the proposal would seek to protect this whilst repurposing the house for the future enjoyment of the significant heritage contributions.
 - c. The maintenance of the site may prove difficult if the proposal was not approved and therefore cause the house to become derelict in the future.
 - d. There had been extensive dialogue with the Planning Officers to provide a scheme that was viable and cost effective, whilst still retaining key features of the site.
 - e. The development would take place on a brownfield site and would positively contribute the Havant Borough Housing need, and was in line with the Council's policies regarding brown field sites.

- f. Whilst the site wasn't included in the Havant Borough Local Plan at the time, it had been outlined for development in the new Local Plan yet to be formally adopted.
 - g. The proposal sought to protect the heritage assets of the site.
- (2) Mr Andrew Elliot, who supported the Officer's recommendation for the following reasons:
- a. The site had specific limitations due to its size, shape and location. The proposal was as sympathetic and practical as possible.
 - b. The design and proposal was of a high quality and would both enhance and preserve the site.
 - c. There had been consultation with the Conservation Officer who was content with the proposal and design which was inline with the Havant Borough Design Code.
 - d. On balance the restoration and protection of the grade 1 listed building outweighed the loss of trees included in the proposal.

In response to questions from the committee, the deputies advised that:

- They would seek to acquire a developer that would deliver the project as early as possible.
- Expanding the biodiversity of the site was a key focus within the proposal and the natural habitats of various animals would be protected.
- There were still tenants living in the property in the site and the landlords would be required to provide a notice to quit prior to any development taking place.
- The estimated restoration costs to the property were prepared by Ridge Cost Consultants, benchmarked with other comparable schemes.

Following the deputations the Chairman invited members to ask questions of Officers regarding the report and proposal. In response to these questions it was advised that:

- An area Tree Preservation Order was put in place over 40 years ago and didn't distinguish specific numbers of trees, only varieties.
- An additional condition had been recommended to halt any tree felling until a full application could be considered by Officers.

- The layout and design of the proposal was indicative. A full application would need to be submitted detailing the specifics of the proposal.
- 90 dwellings were originally outlined during the Development Consultation Forum.
- The county ecologist is content with the proposal and there was an additional condition recommended in the supplementary information that would protect the ecology of the site.

The Committee then considered the proposals, taking into account the responses from officers, points raised by the deputations and the recommendations to grant permission and consent.

During debate the Committee considered the applications and whilst some concerns had been raised regarding the outline, design and parking provisions, it was highlighted that these were not for consideration. If approved, a full application would be submitted detailing these aspects of the proposal. Members expressed that they would not be willing to grant consent without protecting the trees on the site first and therefore asked for a condition which would address these. Concerns were also raised regarding the viability of the proposal and the site. The Chairman invited Mr Elliot and Ms Manson to the witness table to answer further questions.

In response to questions it was advised that:

- The applicant would seek to acquire a developer that would deliver the main house first in order to add a level of protection to the listed building.
- The site was very constricted regarding its potential and the number of dwellings proposed was both acceptable and viable. The application had conducted market research which had informed the design and density of the proposal.

Whilst some members raised concerns over the various unknown elements of the proposals, they were happy to support the principle of development if a new viability assessment was submitted with a full application. The committee found no reasons to refuse on planning terms. It was therefore

RESOLVED that:

- (i) Full Planning Permission for Application APP/17/00863 be granted for only the following part of the above proposal as described:

“FULL planning permission for change of use, alterations to and extension of existing buildings to 20no. residential units, (13no. units in the main house and 7no. units in the other listed buildings) with associated landscaping, parking and amenity space.”

Subject to:

- (a) the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation, (subject to such changes as the Head of Planning and the Solicitor to the Council may determine); and
- (b) the following conditions:
1. The development must be begun not later than FIVE years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
 2. No work shall be undertaken on the site until measures have been agreed by the Local Planning Authority in writing (a method statement) for the protection of the listed structures from demolition and development on site to ensure both safety and stability. The measures shall be undertaken before any operations commence.
Reason: To ensure that the listed building's special interest is not damaged and having due regard to policies DM20 and CS11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012.
 3. Construction of the buildings hereby permitted shall not commence until samples and details of all external roofing and external facing materials have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
 4. No development shall take place until finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and

CS16 of the Havant Borough Local Plan (Core Strategy)
2011 and the National Planning Policy Framework 2012

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 (including semi-permeable materials) and a programme for their phased implementation have first 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 policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

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 for that phase have been first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

7. No dwelling shall be occupied until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has 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. The approved details should be adhered to at all times.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough

Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

8. No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan, and National Planning Policy Framework.

9. No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
 - (i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
 - (ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

10. Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the

parking of motor vehicles at all times.

Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

11. The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

12. Prior to the commencement of any above ground construction, details and specifications of external meter boxes on listed buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

- 13 Development shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (ECOSA, March 2018) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently retained and maintained as befits their purpose.

Reason: to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 14 Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority, and notwithstanding any assessment provided with the

planning application), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) A site walk-over survey &/or sufficient desk-based research to identify;
 - All relevant previous uses of the site
 - Potentially significant contaminants associated with those uses
 - Uncertainties relating to previous use or associated potential contaminants
 - A conceptual site model identifying all relevant sources, exposure pathways
 - and receptors, and;
 - A summary of potentially unacceptable risks arising from contamination at the site.
- 2) Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.
- 3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;
 - appropriately considered remedial objectives,
 - an appraisal of remedial &/or risk mitigation options, having due regard to
 - sustainability, and;
 - clearly defined proposals for mitigation of the identified risks.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

15. Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 16 above shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

16. Prior to the commencement of construction of any part of the development approved by this Planning Permission, a desk based study to assess the likelihood of the presence of historic unexploded ordnance (UXO) or bombs (UXB) shall be submitted to and approved in writing by the Local Planning Authority. Where non-trivial potential for the presence of UXO/UXB has been identified at the site, the study shall include details of a protocol for the identification and assessment of possible ordnance that may be disturbed during construction (a ‘watching brief’).

If, during development, any suspected historic ordnance (UXO/UXB) is found to be present, no further development shall be undertaken until the object has been assessed by an appropriately qualified person, appropriate actions taken to remove or make safe the

object, have been undertaken, and the Local Planning Authority notified. The provisions of the approved 'watching brief' shall be observed throughout the undertaking of all relevant construction activities (i.e. below ground works – excavations for foundations, buried services & SUDS)"

Reason: The site is adjacent to former military fortifications, potentially indicative of active use of the extant residence &/or estate during the 2nd World War, e.g. for training and staging purposes, by regular forces or home guard activities. The presence of unexploded ordnance is not considered implausible. To manage the potential associated risk to both groundwork personnel & future residents, and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014]

17. Notwithstanding any landscape strategy submitted, no development hereby permitted shall be commenced until a 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/or 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 policies CS11, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

18. Development hereby permitted shall be carried out in accordance with the approved plans:

P000A LOCATION PLAN
P001 EXISTING SITE PLAN

P002	TOPOGRAPHICAL SURVEY
P003	PARAMETERS PLAN (REV A)
P004	LANDSCAPE STRATEGY
P007	RETAINED STRUCTURES, DEMOLITION & NEW BUILDINGS
P102	MAIN HOUSE - GROUND FLOOR EXISTING
P103	MAIN HOUSE - FIRST FLOOR EXISTING
P104	MAIN HOUSE - ELEVATIONS EXISTING
P105	MAIN HOUSE - GROUND FLOOR ALTERATIONS
P106	MAIN HOUSE - FIRST FLOOR ALTERATIONS
P107	MAIN HOUSE - WEST & SOUTH ALTERATIONS
P108	MAIN HOUSE - EAST & NORTH ALTERATIONS
P109	MAIN HOUSE - PROPOSED GROUND FLOOR
P110	LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD
P110	MAIN HOUSE - PROPOSED FIRST FLOOR
P111	LANDSCAPE DETAIL LODGE
P111	MAIN HOUSE - PROPOSED ELEVATIONS - WEST A-A / SOUTH B-B
P112	MAIN HOUSE - PROPOSED ELEVATIONS – EAST C-C / NORTH D-D
P113	MAIN HOUSE - PROPOSED SECTION A-A
P114	MAIN HOUSE - PROPOSED SECTION B-B
P115	MAIN HOUSE - PROPOSED SECTION C-C
P117	MAIN HOUSE - DOOR DETAIL WG18A
P118	MAIN HOUSE - WINDOW DETAIL WG39
P119	MAIN HOUSE - WINDOW DETAIL WG21 & 20A
P120	MAIN HOUSE - DOOR DETAIL XD11
P121	MAIN HOUSE - DOOR DETAIL WG25
P122	MAIN HOUSE - WINDOW DETAIL WG22 WG23 & WG40
P123	MAIN HOUSE - DOOR DETAIL XD06 XD08 & XD10
P124	MAIN HOUSE - DOOR DETAIL XD03
P201	COACH HOUSE & STABLES - EXISTING BLOCK / ROOF PLAN
P202	COACH HOUSE & STABLES - EXISTING GROUND FLOOR
P203	COACH HOUSE & STABLES - EXISTING FLOOR PLAN
P204	COACH HOUSE - EXISTING ELEVATIONS EAST & WEST
P205	COACH HOUSE - EXISTING ELEVATIONS NORTH & SOUTH
P206	FORMER STABLES - EXISTING ELEVATIONS WEST & NORTH

P207	FORMER STABLES - EXISTING ELEVATIONS EAST & SOUTH
P208	COACH HOUSE & FORMER STABLES - ROOF PLAN ALTERATIONS
P209	COACH HOUSE & FORMER STABLES – GROUND FLOOR ALTERATIONS
P210	COACH HOUSE & FORMER STABLES – FIRST FLOOR ALTERATIONS
P211	COACH HOUSE - ELEVATIONS EAST & WEST - ALTERATIONS
P212	COACH HOUSE - ELEVATIONS NORTH & SOUTH - ALTERATIONS
P213	FORMER STABLES - ELEVATIONS WEST & NORTH - ALTERATIONS
P214	FORMER STABLES - ELEVATIONS EAST & SOUTH - ALTERATIONS
P216	COACH HOUSE & FORMER STABLES – PROPOSED FIRST FLOOR PLAN
P217	COACH HOUSE & FORMER STABLES – PROPOSED ROOF PLAN
P218	COACH HOUSE - PROPOSED ELEVATIONS SOUTH & EAST
P219	COACH HOUSE - PROPOSED ELEVATIONS NORTH & WEST
P221	COACH HOUSE - PROPOSED SECTIONS A- A B-B
P222	FORMER STABLES - PROPOSED SECTIONS C-C
P223	COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
P224	COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P225	COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
P226	FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P227	FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P228	FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P229	COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
P230	COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
P231	COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P232	COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P233	COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS

P234	FORMER STABLES - DOOR SCHEDULE – PROPOSED ALTERATIONS
P235	FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P236	FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P301	GATE LODGE EXISTING GROUND FLOOR PLAN
P302	GATE LODGE EXISTING FIRST FLOOR PLAN
P303	GATE LODGE EXISTING ELEVATIONS
P304	GATE LODGE GROUND FLOOR ALTERATION PLAN
P305	GATE LODGE FIRST FLOOR ALTERATION PLAN
P306	GATE LODGE ELEVATIONS ALTERATION PLAN
P307	GATE LODGE PROPOSED GROUND FLOOR PLAN
P308	GATE LODGE PROPOSED FIRST FLOOR PLAN
P309	GATE LODGE PROPOSED ROOF PLAN
P310	GATE LODGE PROPOSED NORTH AND EAST ELEVATION
P311	GATE LODGE PROPOSED SOUTH AND WEST ELEVATION
P312	GATE LODGE DOOR SCHEDULE
P313	GATE LODGE WINDOW SCHEDULE
P400	WOOD STORE EXISTING ELEVATIONS
P401	WOOD STORE PROPOSED ELEVATIONS
P402	WOOD STORE EXISTING AND PROPOSED FLOOR PLANS
P403	DAIRY ELEVATIONS
P404	DAIRY FLOOR PLANS

160720-002 D ACCESS DRAWING
BJH 01 02 TREE SURVEY PLAN

P215	COACH HOUSE & FORMER STABLES - AMENDED
P220	COACH HOUSE & FORMER STABLES – AMENDED

245001/ P116 REV A MAIN HOUSE - FLINT
WALL DETAIL
(AMENDED)

16072-200 REV E - PRELIMINARY OFF-
SITE ACCESSIBILITY
PROPOSALS
SUBMITTED ON
28/2/2018

SUPPORTING DOCUMENTS:

FLOOD RISK ASSESSMENT PRELIM SURFACE AND
FOUL WATER PLAN
ARBORICULTURAL METHOD STATEMENT
ARBORICULTURAL METHOD STATEMENT - TREE
PROTECTION PLAN
ECOLOGICAL ASSESSMENT
ECOLOGY REPORT MAPS 1 TO 12 AND APPENDIX
EXTERNAL LIGHTING REPORT
FLOOD RISK ASSESSMENT
HERITAGE STATEMENT
HERITAGE STATEMENT - FIGURES
INFRASTRUCTURE DELIVERY STATEMENT
LAND CONTAMINATION DESK STUDY REPORT
LANDSCAPE AND VISUAL APPRAISAL
LANDSCAPE AND VISUAL APPRAISAL PLANS AND
PHOTOS
MARKETING REPORT
MINERALS POSITION STATEMENT
NOISE IMPACT ASSESSMENT
RESIDENTIAL TRAVEL PLAN
TRANSPORT STATEMENT
UTILITIES & SERVICING STATEMENT
DESIGN & ACCESS STATEMENT - PARTS 1-6
LLFA CHECKLIST

19. A revised viability assessment shall be submitted with the reserved matters application.

Reason - to further assess the financial viability of the scheme at reserved matters stage and having due regard to Policy CS9 of the Havant Borough Council Local Plan 2011

20. No tree removal shall take place on the site until a reserved matters application has been approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: in order to manage the removal of unprotected and protected trees as part of the redevelopment of the site and having due regard to Policy DM8 and CS11 of the Havant Borough Local Plan 2011

and

- (ii) Outline Planning Permission for Application APP/17/00863 be granted with respect to the following part of the above proposal as described:

“OUTLINE planning permission with all matters reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.”

Subject to:

- a) the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation (subject to such changes as the Head of Planning and the Solicitor to the Council may determine);
- b) the following conditions
 - 1. The outline 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. Approval of the details of the following aspects of the development, **hereinafter called "reserved matters"** shall be obtained from the Local Planning Authority in writing before any development is commenced:

- (i) the scale of the development;
 - (ii) the appearance of the development
 - (iii) the landscaping of the site
 - (iv) the layout of all the buildings

Reason: In order to secure a satisfactory development

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

Reason: In the interests of the amenities of the locality and having due regard to policies CS16 and DM9 of the Havant

Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

5. Construction of the buildings hereby permitted shall not commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have first been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that site levels are adequately addressed in the interests of the character and amenity of the area and of neighbours having due regard to policies CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2011.

6. No development hereby permitted shall commence on each phase until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced (including semi-permeable materials) and a programme for their phased implementation have first been submitted to and approved in writing by the Local Planning Authority. Each phase 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 policies CS16, and DM8 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework 2012.

7. Construction of the buildings hereby permitted shall not 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 first submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until completion of the installation of all its screening provision as is thus approved by the Local Planning 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

8. Prior to the commencement of development and notwithstanding any details previously provided, a landscape strategy plan shall be provided clearly showing all trees to be removed, retained and new trees to be planted including specific locations, species and root protection areas to be agreed in writing by the Local Planning Authority'. The development shall be carried out in accordance with the agreed details only.

Reason – to retain the landscaped and verdant character of the site and having due regard to Policies DM8 and CS11 of the Havant Borough Local Plan 2011.

9. The dwellings hereby permitted shall not be occupied for that phase until plans and particulars specifying the provision to be made for external lighting of the same and the type of street lighting including calculations, contour illumination plans and means to reduce light pollution for that phase has 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. The approved details should be adhered to at all times.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

10. No development hereby permitted shall commence for that phase until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewerage disposal including proposed to serve the same, the treatment of existing water courses and ditches and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) for that phase have first been submitted to and approved in writing by the Local Planning Authority. No dwelling or building shall be occupied until completion of the implementation of its drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan, and National Planning Policy Framework.

11. No development shall take place until plans and particulars specifying the following matters have been

submitted to and approved in writing by the Local Planning Authority:

- (i) the provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;
- (ii) the provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

12. Any single garage/car port shall measure a minimum of 6m by 3m and be constructed as such and made available for the parking of motor vehicles at all times.

Reason: To ensure compatible use of the garage with the interests of local amenity. To ensure adequate on-site car parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) which forms part of the Development Plan and National Planning Policy Framework, March 2012.

13. The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

14. Prior to the commencement of development, a programme for the phased implementation of the car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the

development hereby permitted shall be made fully available for use in accordance with the agreed programme and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

15. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012

16. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B/C of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012

17. Prior to the submission of the reserved matters application, a Design Code document for the development shall be submitted to, and approved in writing by, the Local Planning Authority. The Design Code document shall substantially accord with the principles of the Design and Access Statement July 2017 and shall include the following details;

- (a) Principles for the built form of key character areas within the Site to be informed by local character, having particular regard to:

- (i) building form and depth,
 - (ii) roofscape, including ridge lines and pitches,
 - (iii) building heights (not to exceed 10.5m in height),
 - (iv) building elements such as chimneys, eaves, openings (windows / doors) and porches,
 - (v) external materials,
 - (vi) boundary treatment, and
 - (vii) Parking principles (including cycle parking / storage).
 - (viii) Details of Car Barns including materials, roofscape and building heights
- (b) Principles for hard and soft landscaping within the site
18. Development shall be carried out in accordance with the approved Design Code document.
- Reason** - To ensure a satisfactory design for the development, in the interests of the character and appearance of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
19. Prior to the commencement of any above ground construction, details and specifications of all windows and doors on new buildings shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.
- Reason:** to ensure that such details are appropriate to the character, architectural and historic interest of the listed buildings on the site and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan 2011.
20. Development shall proceed in strict accordance with the ecological mitigation, compensation and enhancement measures detailed within the Ecological Assessment (ECOSA, March 2018) unless otherwise agreed in writing by the Local Planning Authority. All ecological mitigation, compensation and enhancement features shall be permanently retained and maintained as befits their purpose.
- Reason:** to protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside

Act 1981, the NERC Act (2006), NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.

- 21 Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority, and notwithstanding any assessment provided with the planning application), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

22. The assessment may comprise separate reports as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;
 - 1) A site walk-over survey &/or sufficient desk-based research to identify;
 - All relevant previous uses of the site
 - Potentially significant contaminants associated with those uses
 - Uncertainties relating to previous use or associated potential contaminants
 - A conceptual site model identifying all relevant sources, exposure pathways
 - and receptors, and;
 - A summary of potentially unacceptable risks arising from contamination at the site.
 - site.

 - 2) Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.

 - 3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;
 - appropriately considered remedial objectives,
 - an appraisal of remedial &/or risk mitigation options, having due regard to
 - sustainability, and;
 - clearly defined proposals for mitigation of the identified risks.

- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

23. Prior to the occupation of any relevant part of the permitted development, any verification report required in accordance with condition 20 above shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. Where longer-term monitoring of pollutant linkages is identified as being necessary, the report shall clearly set out plans for monitoring, provision for maintenance, relevant triggers and contingency actions (a “long-term monitoring and maintenance plan”).

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future site occupiers.

24. Prior to the commencement of construction of any part of the development approved by this Planning Permission, a desk based study to assess the likelihood of the presence of historic unexploded ordnance (UXO) or bombs (UXB) shall be submitted to and approved in writing by the Local Planning Authority. Where non-trivial potential for the presence of UXO/UXB has been identified at the site, the study shall include details of a protocol for the

identification and assessment of possible ordnance that may be disturbed during construction (a 'watching brief').

If, during development, any suspected historic ordnance (UXO/UXB) is found to be present, no further development shall be undertaken until the object has been assessed by an appropriately qualified person, appropriate actions taken to remove or make safe the object, have been undertaken, and the Local Planning Authority notified. The provisions of the approved 'watching brief' shall be observed throughout the undertaking of all relevant construction activities (i.e. below ground works – excavations for foundations, buried services & SUDS)”

Reason: The site is adjacent to former military fortifications, potentially indicative of active use of the extant residence &/or estate during the 2nd World War, e.g. for training and staging purposes, by regular forces or home guard activities. The presence of unexploded ordnance is not considered implausible. To manage the potential associated risk to both groundwork personnel & future residents, and having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014]

25 Development hereby permitted shall be carried out in accordance with the approved plans:

P000A	LOCATION PLAN
P001	EXISTING SITE PLAN
P002	TOPOGRAPHICAL SURVEY
P003	PARAMETERS PLAN (REV A)
P004	LANDSCAPE STRATEGY
P007	RETAINED STRUCTURES, DEMOLITION & NEW BUILDINGS
P102	MAIN HOUSE - GROUND FLOOR EXISTING
P103	MAIN HOUSE - FIRST FLOOR EXISTING
P104	MAIN HOUSE - ELEVATIONS EXISTING
P105	MAIN HOUSE - GROUND FLOOR ALTERATIONS
P106	MAIN HOUSE - FIRST FLOOR ALTERATIONS
P107	MAIN HOUSE - WEST & SOUTH ALTERATIONS
P108	MAIN HOUSE - EAST & NORTH ALTERATIONS
P109	MAIN HOUSE - PROPOSED GROUND FLOOR
P110	LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD

P110	MAIN HOUSE - PROPOSED FIRST FLOOR
P111	LANDSCAPE DETAIL LODGE
P111	MAIN HOUSE - PROPOSED ELEVATIONS - WEST A-A / SOUTH B-B
P112	MAIN HOUSE - PROPOSED ELEVATIONS – EAST C-C / NORTH D-D
P113	MAIN HOUSE - PROPOSED SECTION A-A
P114	MAIN HOUSE - PROPOSED SECTION B-B
P115	MAIN HOUSE - PROPOSED SECTION C-C
P117	MAIN HOUSE - DOOR DETAIL WG18A
P118	MAIN HOUSE - WINDOW DETAIL WG39
P119	MAIN HOUSE - WINDOW DETAIL WG21 & 20A
P120	MAIN HOUSE - DOOR DETAIL XD11
P121	MAIN HOUSE - DOOR DETAIL WG25
P122	MAIN HOUSE - WINDOW DETAIL WG22 WG23 & WG40
P123	MAIN HOUSE - DOOR DETAIL XD06 XD08 & XD10
P124	MAIN HOUSE - DOOR DETAIL XD03
P201	COACH HOUSE & STABLES - EXISTING BLOCK / ROOF PLAN
P202	COACH HOUSE & STABLES - EXISTING GROUND FLOOR
P203	COACH HOUSE & STABLES - EXISTING FLOOR PLAN
P204	COACH HOUSE - EXISTING ELEVATIONS EAST & WEST
P205	COACH HOUSE - EXISTING ELEVATIONS NORTH & SOUTH
P206	FORMER STABLES - EXISTING ELEVATIONS WEST & NORTH
P207	FORMER STABLES - EXISTING ELEVATIONS EAST & SOUTH
P208	COACH HOUSE & FORMER STABLES - ROOF PLAN ALTERATIONS
P209	COACH HOUSE & FORMER STABLES – GROUND FLOOR ALTERATIONS
P210	COACH HOUSE & FORMER STABLES – FIRST FLOOR ALTERATIONS
P211	COACH HOUSE - ELEVATIONS EAST & WEST - ALTERATIONS
P212	COACH HOUSE - ELEVATIONS NORTH & SOUTH - ALTERATIONS
P213	FORMER STABLES - ELEVATIONS WEST & NORTH - ALTERATIONS
P214	FORMER STABLES - ELEVATIONS EAST & SOUTH - ALTERATIONS
P216	COACH HOUSE & FORMER STABLES – PROPOSED FIRST FLOOR PLAN

P217	COACH HOUSE & FORMER STABLES – PROPOSED ROOF PLAN
P218	COACH HOUSE - PROPOSED ELEVATIONS SOUTH & EAST
P219	COACH HOUSE - PROPOSED ELEVATIONS NORTH & WEST
P221	COACH HOUSE - PROPOSED SECTIONS A- A B-B
P222	FORMER STABLES - PROPOSED SECTIONS C-C
P223	COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
P224	COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P225	COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
P226	FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P227	FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P228	FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P229	COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
P230	COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
P231	COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P232	COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P233	COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P234	FORMER STABLES - DOOR SCHEDULE – PROPOSED ALTERATIONS
P235	FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P236	FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
P301	GATE LODGE EXISTING GROUND FLOOR PLAN
P302	GATE LODGE EXISTING FIRST FLOOR PLAN
P303	GATE LODGE EXISTING ELEVATIONS
P304	GATE LODGE GROUND FLOOR ALTERATION PLAN
P305	GATE LODGE FIRST FLOOR ALTERATION PLAN
P306	GATE LODGE ELEVATIONS ALTERATION PLAN
P307	GATE LODGE PROPOSED GROUND FLOOR PLAN

P308	GATE LODGE PROPOSED FIRST FLOOR PLAN
P309	GATE LODGE PROPOSED ROOF PLAN
P310	GATE LODGE PROPOSED NORTH AND EAST ELEVATION
P311	GATE LODGE PROPOSED SOUTH AND WEST ELEVATION
P312	GATE LODGE DOOR SCHEDULE
P313	GATE LODGE WINDOW SCHEDULE
P400	WOOD STORE EXISTING ELEVATIONS
P401	WOOD STORE PROPOSED ELEVATIONS
P402	WOOD STORE EXISTING AND PROPOSED FLOOR PLANS
P403	DAIRY ELEVATIONS
P404	DAIRY FLOOR PLANS
	160720-002 D ACCESS DRAWING
	BJH 01 02 TREE SURVEY PLAN
P215	COACH HOUSE & FORMER STABLES - AMENDED
P220	COACH HOUSE & FORMER STABLES – AMENDED
	245001/ P116 REV A MAIN HOUSE - FLINT WALL DETAIL (AMENDED)
	16072-200 REV E - PRELIMINARY OFF-SITE ACCESSIBILITY PROPOSALS SUBMITTED ON 28/2/2018

SUPPORTING DOCUMENTS:

FLOOD RISK ASSESSMENT PRELIM SURFACE AND FOUL WATER PLAN
ARBORICULTURAL METHOD STATEMENT
ARBORICULTURAL METHOD STATEMENT - TREE PROTECTION PLAN
ECOLOGICAL ASSESSMENT
ECOLOGY REPORT MAPS 1 TO 12 AND APPENDIX
EXTERNAL LIGHTING REPORT
FLOOD RISK ASSESSMENT
HERITAGE STATEMENT
HERITAGE STATEMENT - FIGURES
INFRASTRUCTURE DELIVERY STATEMENT
LAND CONTAMINATION DESK STUDY REPORT
LANDSCAPE AND VISUAL APPRAISAL
LANDSCAPE AND VISUAL APPRAISAL PLANS AND PHOTOS
MARKETING REPORT
MINERALS POSITION STATEMENT
NOISE IMPACT ASSESSMENT
RESIDENTIAL TRAVEL PLAN

TRANSPORT STATEMENT
UTILITIES & SERVICING STATEMENT
DESIGN & ACCESS STATEMENT - PARTS 1-6
LLFA CHECKLIST

- 26 Notwithstanding any landscape strategy submitted, no development hereby permitted shall be commenced until a 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/or 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 policies CS11, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

27. No work shall be undertaken on the site until measures have been agreed by the Local Planning Authority in writing (a method statement) for the protection of the listed structures from demolition and development on site to ensure both safety and stability. The measures shall be undertaken before any operations commence.

Reason: To ensure that the listed building's special interest is not damaged and having due regard to policies DM20 and CS11 of the Havant Borough Local Plan 2011 and the National Planning Policy Framework 2012

And

- (iii) Listed Building Consent for Application APP/17/00864 subject to the following conditions:

- 1 The development must be begun not later than five years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

P000A LOCATION PLAN
P001 EXISTING SITE PLAN
P002 TOPOGRAPHICAL SURVEY
P004 LANDSCAPE STRATEGY
P007 RETAINED STRUCTURES, DEMOLITION & NEW BUILDINGS
P102 MAIN HOUSE - GROUND FLOOR EXISTING
P103 MAIN HOUSE - FIRST FLOOR EXISTING
P104 MAIN HOUSE - ELEVATIONS EXISTING
P105 MAIN HOUSE - GROUND FLOOR ALTERATIONS
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P109 MAIN HOUSE - PROPOSED GROUND FLOOR
P110 LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD
P110 MAIN HOUSE - PROPOSED FIRST FLOOR
P111 LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD
P111 MAIN HOUSE - PROPOSED ELEVATIONS - WEST A-A / SOUTH B-B
P112 MAIN HOUSE - PROPOSED ELEVATIONS – EAST C-C / NORTH D-D
P113 MAIN HOUSE - PROPOSED SECTION A-A
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P117 MAIN HOUSE - DOOR DETAIL WG18A
P118 MAIN HOUSE - WINDOW DETAIL WG39
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P120 MAIN HOUSE - DOOR DETAIL XD11
P121 MAIN HOUSE - DOOR DETAIL WG25
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P204 COACH HOUSE - EXISTING ELEVATIONS EAST & WEST
P205 COACH HOUSE - EXISTING ELEVATIONS NORTH & SOUTH
P206 FORMER STABLES - EXISTING ELEVATIONS WEST & NORTH
P207 FORMER STABLES - EXISTING ELEVATIONS EAST & SOUTH
P208 COACH HOUSE & FORMER STABLES - ROOF PLAN ALTERATIONS

- P209 COACH HOUSE & FORMER STABLES – GROUND FLOOR ALTERATIONS
- P210 COACH HOUSE & FORMER STABLES – FIRST FLOOR ALTERATIONS
- P211 COACH HOUSE - ELEVATIONS EAST & WEST - ALTERATIONS
- P212 COACH HOUSE - ELEVATIONS NORTH & SOUTH - ALTERATIONS
- P213 FORMER STABLES - ELEVATIONS WEST & NORTH - ALTERATIONS
- P214 FORMER STABLES - ELEVATIONS EAST & SOUTH - ALTERATIONS
- P216 COACH HOUSE & FORMER STABLES – PROPOSED FIRST FLOOR PLAN
- P217 COACH HOUSE & FORMER STABLES – PROPOSED ROOF PLAN
- P218 COACH HOUSE - PROPOSED ELEVATIONS SOUTH & EAST
- P219 COACH HOUSE - PROPOSED ELEVATIONS NORTH & WEST
- P221 COACH HOUSE - PROPOSED SECTIONS A-A B-B
- P222 FORMER STABLES - PROPOSED SECTIONS C-C
- P223 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
- P224 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P225 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
- P226 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P227 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P228 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P229 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
- P230 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
- P231 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P232 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P233 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P234 FORMER STABLES - DOOR SCHEDULE – PROPOSED ALTERATIONS
- P235 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
- P236 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
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P307 GATE LODGE PROPOSED GROUND FLOOR PLAN
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P402 WOOD STORE EXISTING AND PROPOSED FLOOR PLANS
P403 DAIRY ELEVATIONS
160720-002 D ACCESS DRAWING
BJH 01 02 TREE SURVEY PLAN
P215 COACH HOUSE & FORMER STABLES - AMENDED
P220 COACH HOUSE & FORMER STABLES – AMENDED
245001/ P005/ A ILLUSTRATIVE MASTERPLAN (AMENDED)
245001/ P006/ B INDICATIVE SITE LAYOUT (AMENDED)
245001/ P116 REV A MAIN HOUSE - FLINT WALL DETAIL (AMENDED)
FLOOD RISK ASSESSMENT PRELIM SURFACE AND FOUL WATER PLAN
ARBORICULTURAL METHOD STATEMENT
ARBORICULTURAL METHOD STATEMENT - TREE PROTECTION PLAN
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TRANSPORT STATEMENT
UTILITIES & SERVICING STATEMENT
DESIGN & ACCESS STATEMENT - PARTS 1-6
LLFA CHECKLIST
6072-200 REV E - PRELIMINARY OFF-SITE ACCESSIBILITY PROPOSALS SUBMITTED ON 28/2/2018

Reason: - To ensure provision of a satisfactory development.

- 3 All materials to be used for the internal conversions shall match in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the commencement of work a detailed repair schedule shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved schedule.

Reason: To retain control over the development and to ensure an appropriate repair methodology which respects the special architectural and historic interest of the building and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan 2011.

5. Prior to the commencement of work, details shall be submitted to and approved in writing by the Local Planning Authority to show:-
- a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards and/or
 - b) the design and construction of any new fire doors/glazed screens.
 - c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms.
 - d) the means of providing noise isolation between units.

Reason: To ensure that such details are appropriate to the character, architectural and historic interest of the listed building and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan 2011

131 Appointment of Chairman

RESOLVED that Cllr Clare Satchwell be appointed as Chairman for the next Development Management Committee.

The meeting commenced at 5.00 pm and concluded at 6.30 pm

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Chairman