

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.