



GOSPORT
Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990

Application No. 19/00314/VOC

**VARIATION OF CONDITION 7 (CAR PARKING) OF PLANNING PERMISSION 15/00620/FULL -
ERECTION OF BUILDING (NM7) COMPRISING 55 NO. FLATS WITH ASSOCIATED ACCESS
AND CAR PARKING (CONSERVATION AREA)**

Block NM7 Royal Clarence Yard Weevil Lane Gosport Hampshire

In pursuance of their powers under above mentioned Act, the Council, as the Local Planning Authority, hereby **GRANT PERMISSION** for the development indicated above in accordance with the application, plans and other particulars received on 11th July 2019 subject to compliance with the following condition(s):-

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

S690/NM7/01-1 E Location plan
S690/NM7/01 E Site plan & location plan
S690/NM7/02 H East and north elevations
S690/NM7/03 H West and south elevations
S690/NM7/04 G Sections A-A & B-B
S690/NM7/05 F Ground floor plan
S690/NM7/06 F First floor plan
S690/NM7/07 F Second floor plan
S690/NM7/08 E Third floor plan
S690/NM7/09 E Roof plan

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

2. The development shall, unless otherwise agreed in writing by the Local Planning Authority, be carried out in accordance with the materials approved pursuant to condition 3 of planning permission 15/00620/FULL (DC04/001/18).

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area and the setting of adjacent Grade II listed building in accordance with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

3. The development shall, unless otherwise agreed in writing by the Local Planning Authority, be carried out in accordance with the soft landscaping approved pursuant to condition 4 of planning permission 15/00620/FULL (DC04/065/18).

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area and the setting of adjacent Grade II listed building in accordance with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

4. The development shall, unless otherwise agreed in writing by the Local Planning Authority, be carried out in accordance with the hard landscaping approved pursuant to condition 5 of planning permission 15/00620/FULL (DC04/010/18).

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area and the setting of adjacent Grade II listed building in accordance with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

5. Notwithstanding Parts 15 and 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no new electricity and telephone lines shall be overground.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area and the setting of adjacent Grade II listed building in accordance with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

6. The development, hereby approved, shall be undertaken in accordance with paragraphs 7.2-7.15 of the Travel Plan approved pursuant to planning permission 15/00620/FULL (ref C695 dated October 2015) unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To reduce dependence on the car, encourage and facilitate the use of alternative modes for journeys to and from work, and help protect amenities for the local community in accordance with policy LP22 of the Gosport Borough Local Plan 2011-2029.

7. The dwellings, hereby permitted, must not be first occupied until provision has been made on site for the parking of vehicles and cycles in accordance with the approved plan S690/NM7/05 B and parking permits have been made available (where requested) in accordance with the Royal Clarence Yard Car Parking Management Plan (as approved under 17/00290/FULL, or any subsequent permission for an alternative site wide parking strategy), unless otherwise agreed, in writing by the Local Planning Authority. The vehicular and cycle parking arrangements shall be retained as approved.

8. The development, hereby permitted, must not be first occupied until provision has been made on site for the storage of refuse waste in accordance with plan S690/NM7/05 F, approved pursuant to planning permission 15/00620/FULL and subsequent non-material amendments. The storage shall be retained in accordance with the approved plan.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area, the setting of the St Georges Barracks (north) Conservation Area and the setting of adjacent Grade II and Grade II* listed buildings in accordance with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

9. The bat and bird boxes shall, unless otherwise agreed in writing by the Local Planning Authority, be installed prior to the first occupation of the dwellings and thereafter retained, in accordance with the details approved pursuant to condition 10 of planning permission 15/00620/FULL (DC04/004/18).

Reason - To secure appropriate ecological enhancement in accordance with Policy LP44 of the Gosport Borough Local Plan 2011-2029.

10. The development shall, unless otherwise agreed in writing by the Local Planning Authority, be carried out in accordance with the CEMP approved pursuant to condition 5 of planning permission 15/00620/FULL (DC04/531/17).

Reason - To safeguard the amenity of occupiers of adjoining properties, highway and pedestrian safety, the character and appearance of the area and to prevent pollution in accordance with Policies LP10, LP22, LP44, LP46 and LP47 of the Gosport Borough Local Plan 2011-2029.

11. The construction of the development, hereby approved, shall not be undertaken except for between the hours of 08:00 and 18:00 Monday to Friday, 09:00 and 13:00 on Saturday's and at no time on Sundays, Bank Holidays or Public Holidays unless otherwise approved, in writing, by the Local Planning Authority.

Reason - In the interests of the amenities of occupiers of the neighbouring residential properties in accordance with Policy LP46 of the Gosport Borough Local Plan 2011-2029.

12. The remediation scheme approved pursuant to condition 15 of 15/00620/FULL (DC04/531/17) must be carried out as approved prior to the commencement of development (except where development is required to carry out remediation), unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Within two months (or a timescale otherwise agreed, in writing, by the Local Planning Authority) of the completion of the remediation scheme approved under condition 15 of 15/00620/FULL, a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved, in writing, by the Local Planning Authority.

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated to ensure that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

13. If contamination not previously identified is found to be present at the site then no further development or site clearance shall be carried out until a remediation strategy detailing how this unsuspected contamination is to be dealt with has been submitted to and approved, in writing, by the Local Planning Authority. Development shall proceed in accordance with the remediation strategy.

Reason - To ensure that risks from land contamination, ground gases and contaminated groundwater to the future uses of the land, neighbouring land, surface water, groundwater and wider environment are mitigated to ensure that the development can be carried out safely without any unacceptable risks to workers, neighbours and off site receptors and to comply with Policy LP47 of the Gosport Borough Local Plan 2011-2029.

14. The development shall, unless otherwise agreed in writing by the Local Planning Authority, be carried out in accordance with the details of the mechanism for the disposal of foul and surface water approved pursuant to condition 18 of planning permission 15/00620/FULL (DC04/004/18). The scheme shall be undertaken and retained in accordance with the approved details.

Reason - To ensure that the development, hereby permitted, has adequate foul and surface water infrastructure in accordance with Policy LP2 of the Gosport Borough Local Plan 2011-2029.

15. The development shall be carried out in accordance with the employment and training plan approved pursuant to condition 19 of planning permission 15/00620/FULL (DC04/004/18).


Reason - To ensure that the development complements and benefits the local labour market and economy, by supporting employment growth, raising skills and enabling local people to compete for the jobs generated in accordance with policy LP17 of the Gosport Borough Local Plan 2011-2029 and the Gosport Borough Council Policy Guidance Note: Securing Employment and Training Measures through planning obligations 2012.

16. No permanent external lighting shall be erected until details have been submitted to and approved, in writing, by the Local Planning Authority. The development must be carried out and retained in accordance with the approved details.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area and the setting of adjacent Grade II listed building in accordance with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.

17. The development shall, unless otherwise agreed in writing by the Local Planning Authority, be carried out in accordance with the signage details approved pursuant to condition 21 of planning permission 15/00620/FULL (DC04/033/18). The signage must be retained in accordance with the approved details.

Reason - To preserve the character and appearance of the Royal Clarence Yard Conservation Area and the setting of adjacent Grade II listed building in accordance with Policies LP10, LP11 and LP12 of the Gosport Borough Local Plan 2011-2029.



Simon Barnett
Development Manager

Dated: 17 JAN 2020

Gosport Borough Council is committed to equal opportunities for all.

If you need this document in large print, on tape, in Braille or in other languages, please ask.

Other Important Information:

- A. This notice only relates to the decision of Gosport 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, Party Wall Act, or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.
- B. Any failures 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 Development Management section at Gosport Borough Council.
- C. In accordance with the NPPF Gosport Borough Council has worked in a positive and proactive way with the applicant/agent to deliver a sustainable development. This Council offers advice on the need for planning permission, provides pre-application advice and advice on validation requirements and, where appropriate, engages in negotiations on planning applications.
- D. The applicant should note the response, dated 17 December 2015, of the Hampshire Fire and Rescue service with regard to recommendations regarding the installation of sprinklers and water supplies. The applicant is advised to contact Hampshire Fire and Rescue service on 02392 855180 or at csprotection.admin@hantsfire.gov.uk for further information.