



GOSPORT
Borough Council

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On behalf of Rev Andrew Norris

TOWN AND COUNTRY PLANNING ACT 1990

**Application No. 19/00435/FULL
DEMOLITION OF EXISTING PARISH CENTRE AND ERECTION OF REPLACEMENT
PART TWO-STOREY PARISH CENTRE WITH ASSOCIATED CAR PARKING AND
LANDSCAPING (Conservation Area) (as amplified by Contamination Report
received 15.10.19 and amended by plans received 20.11.19)
St Marys Church Parish Centre Green Road Gosport Hampshire PO12 2ET**

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 1st October 2019 subject to compliance with the following condition(s):-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.
Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).
2. The development hereby permitted shall be carried out in accordance with the following approved plans: PA17-138:05 Rev.H (received 20.11.19); and, PA17-137:06 Rev.D
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.
3. a) Construction above slab level shall not commence until details, including samples of all external facing and roofing materials have been submitted to and approved, in writing, by the Local Planning Authority.
b) The development shall thereafter be implemented in accordance with the approved details.
Reason - To ensure that the external appearance of the development is satisfactory and that it would enhance the character and appearance of the Conservation Area to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029.
4. a) Construction above slab level shall not commence until details of windows profiles and finishes, and the materials and colour finish of barge boards and soffits, have been submitted to and approved, in writing, by the Local Planning Authority.
b) The development shall thereafter be implemented in accordance with the approved details.

Reason - To ensure that the external appearance of the development is satisfactory and that it would enhance the character and appearance of the Conservation Area to comply with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029.

5. The development hereby permitted shall not be occupied until the site has been landscaped in accordance with a detailed hard landscaping scheme (to include all hard surfacing materials, boundary treatments, and lighting) that shall have been submitted to approved, in writing, by the Local Planning Authority.

Reason - In order to protect the amenities of the area, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

6. a) The development hereby permitted shall not be occupied until a detailed soft landscaping scheme (to include species, numbers, densities, heights and future maintenance) has been submitted to approved, in writing, by the Local Planning Authority.

b) The approved soft landscaping shall be completed within the next planting season following first occupation of the development, and any trees or plants which die are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed in writing with the Local Planning Authority) during the next planting season.

Reason - In order to protect the amenities of the area, and to comply with Policy LP10 of the Gosport Borough Local Plan 2011-2029.

7. a) No development (including demolition) shall commence until measures to protect the Sycamore tree to be retained have been provided in accordance with a detailed scheme (to include the location and type of fencing to safeguard the root protection zone of the Sycamore tree) that shall have been submitted to and approved, in writing, by the Local Planning Authority.

b) The tree protection measures shall thereafter be retained until the development is completed.

Reason - To ensure, during construction works, the protection of the adjacent Sycamore tree that is to be retained in order to safeguard the character and appearance of the area in accordance with Policies LP10 and LP12 of the Gosport Borough Local Plan 2011-2029.

8. a) The development hereby permitted shall not be occupied until bio-diversity and ecological enhancement measures have been provided in accordance with a detailed scheme that shall be submitted to and approved, in writing, by the Local Planning Authority.

b) The bio-diversity and ecological enhancement measures shall thereafter be retained.

Reason - To conserve and enhance biodiversity in accordance with the Conservation Regulations 2010, the Wildlife & Countryside Act 1981, the NERC Act 2006, NPPF and with Policies LP41 and LP44 of the of the Gosport Borough Local Plan 2011-2029.

9. a) The development hereby permitted shall not be brought into use until the facilities shown on the approved plans for the parking of vehicles have been provided.

b) The parking facilities shall thereafter be retained.

Reason - In the interests of highway safety and to ensure adequate car parking is provided and retained, and to comply with LP23 of the Gosport Borough Local Plan 2011-2029 and the Parking SPD.

10. The development hereby permitted shall not be occupied or brought into use until the new access from the site to Green Road has been constructed in accordance with a detailed scheme that shall be submitted to and approved, in writing, by the Local Planning Authority.
Reason - In the interests of highway safety and to comply with Policy LP23 of the Gosport Borough Local Plan 2011-2029.
11. The development hereby permitted shall not be occupied or brought into use until the existing access from the site to Green Road has been closed with the kerb and footway reinstated, in accordance with a detailed scheme that shall be submitted to and approved, in writing, by the Local Planning Authority.
Reason - In the interests of highway safety and to comply with Policy LP23 of the Gosport Borough Local Plan 2011-2029.
12. a) The development hereby permitted shall not be occupied until secure cycle parking facilities have been provided in accordance with a detailed scheme that shall be submitted to and approved, in writing, by the Local Planning Authority.
b) The approved cycle parking facilities shall thereafter be retained.
Reason - In order to ensure that adequate cycle storage is provided to promote and encourage cycling as an alternative to use of the private motor car in compliance with Policy LP23 of the Gosport Borough Local Plan 2011-2029.
13. No construction shall commence until there has been submitted to and approved, in writing, by the Local Planning Authority:
(a) a desk top study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in BS 10175:2011+A2:2017 - Investigation of potentially contaminated sites - Code of practice; and unless otherwise agreed in writing by the Local Planning Authority,
(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175:2011+A2:2017 - Investigation of potentially contaminated sites - Code of practice; and, unless otherwise agreed in writing by the Local Planning Authority,
(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.
Reason - In the interests of the safety and amenity of future site occupants in compliance with Policy LP47 of the Gosport Borough Local Plan 2011-2029.
14. The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 13(c) that any remediation scheme required and approved under the provision of condition 13(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise:
a) as built drawings of the implemented scheme;
b) photographs of the remediation works in progress; and,
c) certificates demonstrating that imported and/or material left in situ is free of contamination.
Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 13(c).

Reason - In the interests of the safety and amenity of future site occupants in compliance with Policy LP47 of the Gosport Borough Local Plan 2011-2029.



Simon Barnett
Development Manager

Dated: - 9 MAR 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 permission the subject of a legal agreement pursuant S106 of the Town and Country Planning Act 1990 (as amended) dated 4th March 2020.
- B. The applicant is advised that the works associated with the provision of the new access and the closure of the existing access will require the approval of Hampshire County Council as Local Highway Authority. More details about this can be found at: <https://www.hants.gov.uk/transport/developers/section-278>
- C. 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.
- D. 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.
- E. 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.