**Hampshire County Council**
**Director of Economy, Transport & Environment**

**Applicant: Hampshire County Council**

**Variation of condition 1 of planning permission P/10/0548/CC to extend the time to commence development by a further 3 years at Swanwick Lodge, Glen Road, Swanwick, Southampton SO31 7HD (No. P/13/0325/CC)**

**(Received: 2 April 2013)**

## General

This proposal seeks to extend the commencement time of the earlier permission, P/10/0548/CC, as it has not been implemented yet but is still intended to be built. This application is sought under the provision for 'extensions to the time limits for implementing existing planning permissions'. This power was brought into force on 1 October 2009 via the Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 (SI 2009 No. 2261) and extended for one further year on 1 October 2012. These amendments allow applicants with unimplemented extant permissions granted on or before 1 October 2010 (previously the deadline was 1 October 2009) to apply for a replacement permission for the same development, subject to a new time limit for implementation.

## Development Plan

This site is within the built-up area of Swanwick and is within an established secure children's home. The proposal accords with Policy DG3: (Impact on the Surrounding Area) within Fareham Local Development Framework Core Strategy (Adopted August 2011).

## Consultations

**Fareham Borough Council** has been consulted and not chosen to respond.
The **Highway Authority** has raised no objection.
**Councillor Woodward** has been consulted and not chosen to respond.

## Commentary

There are no significant adverse environmental or amenity impacts associated with the proposal. Therefore, planning permission is granted, subject to conditions.

## Recommendation

That permission be granted subject to the following reason for approval and conditions:

**Reason for Approval**

1. It is considered that the proposal would be in accordance with the development plan Fareham Local Development Framework Core Strategy (Adopted August 2011) (summary attached) as it would not materially harm the character of the area or the amenity of local residents and would be acceptable in terms of highway safety and convenience.

**Conditions**

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

   Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

Plans and Particulars

2. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

   Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

3. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before the 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

   Reason: To protect the amenities of occupiers of nearby properties.

Materials

4. The external materials to be used shall match as closely as possible in type, colour and texture to those on the existing building.

   Reason: To secure a satisfactory development.

Highways

5. Measures shall be taken to prevent mud and spoil from vehicles leaving the site during the works being deposited on the public highway. These measures shall be implemented before the development commences and thereafter maintained for the duration of the works. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried on to the public highway. In the event that any mud or spoil is deposited on the highway, it shall be cleaned off at the end of each working day.

Reason: In the interests of highway safety.

Advice note

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

**Case Officer** ……..
**Katherine Snell**

**Date**…17/05/2013…….

**Authorised on behalf of the Director of the Economy, Transport & Environment**

……P Chadwick…….

**Date**…17/05/2013…….

Annexe to Reason for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)
Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009 (SI 2009 No. 2261)

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**Fareham Local Development Framework Core Strategy (Adopted August 2011)**

**CS17 High Quality Design**
**(inter alia)**
All development, buildings and spaces will be of a high quality of design and be safe and easily accessed by all members of the community. Proposals will need to demonstrate adherence to the principles of urban design and sustainability to help create quality places. In particular development will be designed to:

- respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials,