

HAMPSHIRE COUNTY COUNCIL

Regulatory Committee Meeting 16 May 2018

Update Report from Head of Strategic Planning

Item No: 6

Proposed scheme of 18 one bedroom assisted living units and supporting communal space within the C2 Use Class with associated car parking and landscaping at John Darling Mall, Selborne Drive, EASTLEIGH SO50 4SE (Application No. CS/18/82602) (Site Ref: EAS005)

1) Amendments to the report and clarification:

1.1 The Arboricultural Impact Assessment and Method Statement (February 2018) submitted with the application, states at paragraph 2.3, that Eastleigh Borough Council confirmed on 15 May 2017 there were no Tree Preservation Orders on the site.

1.2 The site was acquired by Hampshire County Council in 1973 and the existing facility built in 1985. Over time the need for the service declined and in 2016 the facility was closed.

2) Representations:

2.1 Paragraph 2.3 of the Decision Report is amended to read as follows:

‘2.3 There are no objections from statutory consultees or members of the public.

The proposal will deliver necessary residential accommodation for adults with disabilities on a site formerly used for such a purpose within the existing urban area. The development will be highly sustainable in terms of access to services and facilities and will be of a high-quality resulting in a positive contribution to the character and appearance of the locality.

2.2 Paragraph 8.2 of the Decision Report is amended to read as follows:

‘8.2 One representation was received from a member of the public in relation to the proposal. This concerns past issues associated with the management of tree growth on the site such as overhanging branches. The comment is encouraging of the proposal but requests a contact telephone number for future tree management issues in the event that they may arise.’

3) Revisions to conditions:

3.1 Condition 2 is amended to read:

‘2. No work relating to the construction of the development hereby permitted, (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 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. There shall be no access to the development site by any traffic associated with the construction/demolition (i.e. no delivery vehicles, no contractors' cars, nor plant and machinery) Monday to Friday inclusive during school term between the hours of 0830-0915; and 1445-1530.

Reason: To protect the amenities of occupiers of nearby properties and in the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.'