

From: Umunnakwe, Chima <Chima.Umunnakwe@havant.gov.uk>
Sent: 31 October 2023 16:25
To: Richardson, Leanne <Leanne.Richardson@havant.gov.uk>
Subject: RE: APP/23/00743 The Hub, 39 Park Parade

Hi Leanne,

Thank you for providing further explanation. I can confirm that we do not have any further objections with respect to the above application.

Regards

Chima Umunnakwe

Interim Pollution Team Leader / Planning Apps | T: 02392446397 : Mobile 07827070743
Environmental Health

Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

NB: Working days are Monday – Thursday (compressed)

From: Richardson, Leanne <Leanne.Richardson@havant.gov.uk>
Sent: 31 October 2023 11:45
To: Umunnakwe, Chima <Chima.Umunnakwe@havant.gov.uk>
Subject: FW: APP/23/00743 The Hub, 39 Park Parade

Good Morning Chima

I have received the email below following your recent consultation response.

Grateful if you could consider the contents of the email and whether you are satisfied with the justification put forward.

Kind regards
Leanne

Leanne Richardson
Principal Planning Officer
Planning Services
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Tel: 07936 036082

Advance notice of leave: None





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From: Philip Harcourt
Sent: 31 October 2023 11:33
To: Richardson, Leanne <Leanne.Richardson@havant.gov.uk>
Cc: Phillipa Spicer
Subject: RE: APP/23/00743 The Hub, 39 Park Parade

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Thanks Leanne

I am not sure what the concern is.

The extant consent was granted in 2006 for bar / restaurant under Class A3 and then revised in 2010 to part A3 and part D1 as defined by the 2005 amendment to the use Classes Order. Although "Day Centre" is mentioned alongside D1 it is clear that the D1 use is unrestricted. The A3 consent allows bars, restaurants, cafes but excludes takeaway food. Class A3 was amended in 2015 to exclude drinking establishments, but I do not believe that this change was retrospective and impacted on extant consents. The A3 use from 2015 has now become Class E, along with A1 shops with a retail area of less than 280 sq. metres, A2 financial and professional services, Class B1 and certain uses in Classes D1 and D2 of which Day Centre is one of those uses.

Effectively, therefore, all of the current uses in Class E are permitted, and it is just the old Class B1 that is a grey area, and D2 uses such as gyms, indoor sport and recreation etc. By the nature of their current use, the space that is not used as Day Centre or Café could probably be classed as the former A2 Professional Services since there is a public function to these. We are merely seeking clarification in this application by adding the new Class E.

I fail, therefore, to see what your Environmental Health colleague means by his comment / proposed requirement. As far as I am concerned there are no commercial activities planned that are not permitted under the extant consent, but we were simply seeking clarification for the avoidance of doubt. If the Environmental Health officer would care to list those uses that it considers will harm the amenity of the neighbouring properties more than uses that are already permitted (bars, restaurants, cafes but excluding takeaway food, clinics, health centres, day centres, nurseries, non-residential institutions and professional services, can I request that they list these, and we can consider how they might be excluded or managed. If not I respectfully request that they withdraw any objection.

Kind regards

Philip

Philip Harcourt MRICS FNZIV FPINZ

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From: Richardson, Leanne <Leanne.Richardson@havant.gov.uk>
Sent: Monday, October 30, 2023 3:02 PM
To: Philip Harcourt
Subject: RE: APP/23/00743 The Hub, 39 Park Parade

Good Afternoon Philip

I have received the following comments from the Environmental Health Officer:

The application seeks to vary condition 3 of Planning Permission APP/10/00265 to allow for additional use of class E. Having considered the application, we have insufficient information to fully assess the cumulative impact of the proposal upon the neighbouring residential properties. We are conscious of the varied commercial activities that are permissible under a class E use. We require that the applicant demonstrate with a high degree of certainty the proposed change will not harm the amenity of the neighbouring properties. The applicant may wish to start by stating what other commercial activities that will take place other than the existing use together with the assessment of noise from these uses and associated noise mitigation.

Grateful if you could respond to the above points and I will revert back to the relevant officer.

Kind regards
Leanne

Leanne Richardson
Principal Planning Officer
Planning Services
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Tel: 07936 036082

Advance notice of leave: None





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