

Consultee Comments for Planning Application APP/19/00999

Application Summary

Application Number: APP/19/00999

Address: 5 -7 East Street, Havant, PO9 1AA

Proposal: Variation of Condition 2 of Planning Permission APP/17/01187 (which varied Condition 2 of Planning Permission APP/17/00061 - Demolition of existing retail units and erection of part 4-storey, part 5-storey building with 9no. flats (3no. 1-bed and 6no. 2-bed); cycle and refuse store) to the following wording: Following the demolition of the facades (No's 5 and 7 East Street) facing onto East Street, a stretch of hoarding shall be secured in their place with immediate effect. The details (materials and finish) of such hoarding shall be submitted to and agreed in writing by the Local Planning Authority. The agreed hoarding shall remain in situ until the redevelopment of the site has commenced, unless otherwise agreed in writing by the Local Planning Authority.

Case Officer: Steve Weaver

Consultee Details

Name: Mrs Louise Weaver - Community Infrastructure Officer

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: louise.weaver@havant.gov.uk

On Behalf Of: Community Infrastructure

Comments

There is a CIL Liability of £54,251.79 attaching to APP/17/00061 which will be transferred to APP/19/00999 at decision, even though CIL Form 1 does not include the relevant floorspace figures.

The CIL Regulations indicate that there will be no increase in the sum charged providing there is no increase in the internal area.

CIL commencement constitutes any material operation on site, we therefore recommend that a similar approach be taken with APP/19/00999 as was taken with regard to the original application APP/17/00061. Phase 1 being erection of the hoarding and continued demolition at a Zero CIL Charge. Phase 2 will be triggered by any material operation on site beyond demolition and the developer will be required to submit CIL Form 6 prior to commencement.

The CIL Team can phase APP/19/00999 post decision on receipt of instructions to this effect when issuing the Liability Notice (providing permission is granted).